



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required] Michael

Last name [required] Mulloy

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

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 2004-2030

Are you in favour or opposition of the issue? [required] In favour

ATTACHMENT\_01\_FILENAME (hidden) Email re CityRezoning\_Housing Strategy2024-2030\_21042024.docx

ATTACHMENT\_02\_FILENAME  
(hidden)

This community has a broad mix of housing: single detached houses, some new and some 100 years old and more; there are duplexes, row houses, multi-story condos and small apartment buildings; we have land set aside for affordable houses by the LRT tracks between 2nd and 3rd Avenues. In this community we have both owner occupied and rental properties. The rental market includes both market rents and subsidized rents. Our neighbourhood has long-term residents and those who have just moved in. There are single people, couples, families with children and the elderly all living on the same streets. Our community is a place where people want to live and make a home.

We have an elementary school, and we are close to junior and senior high schools. We have pocket parks and quick access to a larger park in Hillhurst. We have quick access to the city-wide bike trail system. We have easy access to the LRT, and to downtown and its amenities. And we have an active community association.

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

Those homeowner groups and community associations who say that this strategy will alter the neighbourhood's character want to stifle the city's development. Their real aim is keep out racialized immigrants, students, renters, lower-income families, seniors and the most vulnerable. Essentially, this is redlining their neighbourhoods and should not be tolerated.

I don't think that the blanket rezoning strategy will completely deal with the housing crisis, but the strategy will go a long way to alleviating housing shortages, and it will set the stage for more affordable housing options across the city. It will also allow existing neighbourhoods to grow instead of stagnating. Rezoning Calgary is also an important step toward securing critical government funding for a wide range of housing options.

To complete the strategy, there needs to be a further arm to ensure better housing access for all. One of the inputs into the public consultation for this strategy is a proposal to establish a Community Land Trust so that areas of City owned land can be developed for a community housing program that subsidizes rental housing for families, seniors, in

I have lived in the community of Sunnyside since 1992. Like many others in this city, I came from another country and chose Calgary as my home. My community has a mix of residential and commercial at the west end of the community and a housing co-op and a recreation centre (the Curling Club) at the east end of the neighbourhood.

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City owned land can be developed for a community housing program that subsidizes rental housing for families, seniors, individuals and the more vulnerable with low incomes who cannot afford to participate in the regular rental market. There are a range of nonprofit groups that have good track records in this area and who would benefit from more and better access to available land held by the City.

Please support Calgary's Housing Strategy to rezone Calgary for a more inclusive city. Moving in this direction will help secure government funding to build housing to alleviate the housing crisis.



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First name [required] Matthew

Last name [required] Black

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 25, 2024

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

[required] - max 75 characters Calgary's Housing Strategy 2024-2030 - Land Use Amendment Citywide, LOC2024

Are you in favour or opposition of the issue? [required] In favour

ATTACHMENT\_01\_FILENAME (hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I fully support this motion. More housing on our existing footprint is good for the good for Calgarians, good for the economy, good for the city and good for the environment. This is a fair and reasonable proposal that will help add more housing to the city and make good use of our existing infrastructure in comparison to excessive suburban sprawl.



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First name [required] Scott
Last name [required] Carey

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 25, 2024

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

[required] - max 75 characters 7.2.1 Calgary's Housing Strategy 2024-2030 - Land Use Amendment Citywide

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

Time and again, Calgarians are told blanket R-CG rezoning is a "yes, and" rather than "either/or" policy lever.

If blanket R-CG rezoning is a "yes, and," where is the evidence to suggest the success of the other 97 recommendations of the task force hinge upon the activation of blanket R-CG rezoning? The academic research, according to Dr. Byron Miller, gives no clear indication that more affordable housing stock depends upon blanket R-CG rezoning. In fact, the academic research shows blanket rezoning has exacerbated and worsened affordable housing options in certain contexts.

If blanket R-CG rezoning is not an either/or policy lever, then why is it constantly offered to Calgarians as either blanket R-CG rezoning or status quo? Once again, Dr. Byron Miller's presentation highlighted the possibility to increase affordable housing and densification while upholding the City of Calgary's MDP and LAPs. Indeed, it is possible to upzone the entire city in ways that might see R-C1 areas move to R-C2, or R-C2 to R-CG. Much of this work is already reflected in LAPs. But Calgarians are told this is no longer a viable option.

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

I wish we could explore this option. How can we improve the efficiency of the LAP process? How can we use LAPs to meet the goals of the MDP? How can we improve affordability and increase density in ways that meaningfully engage with Calgarians?

These, too, are policy questions. But there are trade-offs: This approach is slower than blanket R-CG rezoning. This approach might result in less marginal housing supply than blanket R-CG rezoning. This approach might result in higher marginal prices than blanket R-CG rezoning.

What are the marginal benefits in efficiency, supply, and price we stand to gain from a blanket R-CG approach compared to a citywide LAP upzoning process (not status quo)?

I would argue they do not outweigh the costs. The costs of moving away from the LAP process involve losing decades of relationship building and citizen input. Could this process be more efficient? Yes. Could this process be more inclusive & representative? Of course. But those are policy decisions we can work to improve. Let's not cede our control to shape the future of our city to the whims of the market and industry. Let's not risk eroding decades of trust & relationship building with communities. I ask that you vote against blanket R-CG rezoning so that we can invest in citizen-driven ways to upzone and densify our city. A third option is possible.





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Form fields: First name [required] Amr, Last name [required] Sayed, How do you wish to attend?, What meeting do you wish to comment on? [required] Council, Date of meeting [required] Apr 30, 2024

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

[required] - max 75 characters Rezoning

Are you in favour or opposition of the issue? [required] In favour

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am concerned that recent meetings with community association representatives may sway the decision on the critical issue of rezoning. Rezoning is an obvious necessary step to swiftly address our city's housing crisis. It is expected to boost housing supply, thus making homes more affordable for a greater number of Calgarians. This approach has been successfully adopted in Edmonton, resulting in more rational house pricing that benefits the wider community. Unfortunately, many community associations seem indifferent to the issue of housing affordability. Often, they secured their properties before the housing crisis, and they may not fully appreciate the urgency of ensuring access to this fundamental human right. If it was up to them, they would push to build less and less houses, restrict supply, to keep their house prices unrationally high!

I strongly urge you to prioritize the broader community's needs over the narrow interests of a few and support the rezoning initiative that promises significant public benefit.



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First name [required] David
Last name [required] Richardson
How do you wish to attend? In-person
What meeting do you wish to comment on? [required] Council
Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters 7.2.1

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden) Personal letter regarding upzoning.pdf

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Against the upzoning

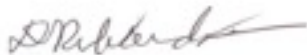
Dear Mayor Gondek and Councillors:

Re: April 22, 2024 Council Hearing  
AMENDMENTS TO THE LAND USE BYLAW (1P2007) - BYLAW 21P2024 Rezoning for Housing

I would like to register my strong objections to the proposed blanket up-zoning of the entire City of Calgary's detached and semi-detached dwelling zones to a multifamily R-GC designation. There are many reasons for this: insufficient engagement time, no evidence that such a measure will have any impact on affordability, the unintended consequences have not been properly explored or vetted, such as loss of livability and loss of tree canopy in the impacted neighbourhoods, the lack of certainty such a proposal creates for homeowners. But my greatest criticism is that this appears a ploy to use the affordability crisis to advance a densification agenda at all costs, and the costs will be heavy for many Calgarians.

At this stage of Calgary's development this is not a necessary measure to achieve desired density targets. Successful community building necessitates place-based approaches that are contextually responsive to their unique contexts, opportunities, and challenges. There is no proverbial "silver bullet" or one-step solution. Cities are complex, dynamic, socio-ecological contexts. Further they are situated within, and dependent on, a larger socio-ecological and economic context for the vast resources that sustain them. The challenge of creating vibrant, affordable, equitable, low-carbon and ecologically healthy cities that are prepared for future climate is complex. Land use planning, must go hand in hand with transportation planning (including public transit), green space planning, water planning and much more. Calgary has numerous planners at its disposal and they are presently underway with a Local Area Planning (LAP) process. At the heart of this is a commitment to listening to and learning from many diverse voices and communities across the city and then co-developing solutions with communities. This means different solutions for different communities will emerge. It is not a one-size-fits-all approach to city planning. Currently, the City of Calgary is proposing a one-size-fits-all approach raising the question: is a blanket approach to densification an abdication of the City's responsibility for planning?

Please do not allow this current zeal for density to shift Council and City administration's responsibility for a proper, methodical, and measured approach to planning. Blanket re-zoning has none of these qualities. I ask the Mayor and Council to please reflect and listen to Calgarians on April 22 and vote no to blanket up-zoning.



David Richardson, Architect, AAA, LEED-AP

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First name [required] HEATHER

Last name [required] MCDERMID

How do you wish to attend? Remotely

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Proposed rezoning

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden) Blanket zoning.docx



ATTACHMENT\_02\_FILENAME  
(hidden)

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

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Dear Members of City Council,

I am writing to express my strongest objection to the proposed citywide RC-G blanket up-zoning bylaw that is to be brought forward for decision by City Council on April 22, 2024

The introduction of the proposed city wide blanket R-CG residential up-zoning bylaw has wide reaching consequences for all single-family residential property owners in Calgary. Given such a significant and broadly applied zoning change, it is only fair that residents have the opportunity to have a say in whether they want the bylaw applied to their neighbourhood or not.

Affordable housing is an important issue that needs to be addressed and should be top of mind for city council, this blanket upzoning proposal does little to address affordability and accessibility. Rather, it likely will have the opposite effect. It will increase demand on city infrastructure services (gas, water, sewer, electricity) without considering the cost of upgrading those services, it removes great portions of the city's tree canopy and private green space and will destroy every established single-family home neighbourhood in the city. Once those neighbourhoods are gone, they can never be recreated.

There also must be an eye to long-Term Sustainability: Without comprehensive planning and consideration of long-term impacts, blanket rezoning undermines the city's overall sustainability and resilience to future challenges such as climate change and economic fluctuations.

Instead of a blanket upzoning, the city should be focused on encouraging the construction of high-rises with inexpensive apartments in the Beltline, East Village and other defined locations that are well suited for a walking population, where our tree canopy has already been removed, and where the city vision of small neighbourhood shops within residential buildings makes more sense. By doing so we can limit the amount of city infrastructure that needs to be upgraded, and create new, high-density communities that will be diverse and unique in their own way from other, preserved areas of the city, and Calgary can continue to be a great place to live.

Thank you for your attention to this matter.

Sincerely,

Heather McDermid





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First name [required] Jessica

Last name [required] Wong

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 27, 2024

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

[required] - max 75 characters Blanket rezoning

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden) VarsityCommunityAssociationSubmissionreBlanketUpzoningApril152024b.pdf



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I support the positioning in this letter from our community.



April 15, 2024

Mayor Gondek and Members of City Council  
City of Calgary  
Calgary, Alberta

Re: Calgary's Housing Strategy 2024-2030 - Land Use Amendment Citywide, LOC2024-0017,  
and Land Use Bylaw Amendments

### **Position of the Varsity Community Association**

The Varsity Community Association believes the negatives outweigh the positives with respect to city-wide blanket upzoning and that the proposal is not in the best interests of the Varsity community or the city as a whole.

The potential negative impact of R-CG development on existing neighbouring properties is significant and warrants the continuation of the current public hearing process that allows those who are affected to present their concerns to Council.

We don't believe the goal of increasing affordable housing for those in low income groups will be accomplished with this initiative. We believe Local Area Plans with meaningful community engagement and collaboration are a more appropriate way to determine the type and location of future density in a strategic, balanced, thoughtful, and sensitive manner.

***We therefore oppose this amendment to the land use bylaw.***

The Varsity Community Association has actively informed residents of this proposal through our community newsletter, emails, and two public meetings with over 300 people attending. Varsity residents have traditionally been keen to engage with planning, parks, and transportation issues and are generally open-minded and well informed. Awareness of planning issues is currently very high due to our participation in the on-going South Shaganappi Local Area Plan. Opposition to blanket upzoning is very strong.

The Varsity Community Association fully supports other solutions to creating more affordable housing for low income earners, in particular non-market or subsidized housing. We have supported a number of important initiatives, including the Attainable Homes project on Varsity

## ***Varsity Community Association Information Sheet re: City-Wide Blanket Upzoning***

Drive and the City's affordable housing project under construction on 32 Avenue and 37 Street (48 units). We are also home to a subsidized seniors' residence, Cathedral Manor. We believe incentivizing non-market housing is a more effective and faster way to increase affordable housing in Calgary.

City-wide blanket upzoning is a major shift in long-standing planning policy – increasing density through blanket upzoning throughout communities instead of targeted density around activity nodes and corridors. These long-standing policies have contributed to the development of our thriving neighbourhood.

Varsity has a very diverse and vibrant community with many different types of housing accommodating all income levels. Our schools are at capacity. We have 2 LRT stations and several commercial areas within our community that support a significant amount of density including 10 apartment buildings (6-12 storeys) and numerous 4 storey condo developments with more pending construction. 45% of our dwelling units are single family homes and these are highly desired housing forms in our community. The City states that rezoning will support more housing options in all communities. What about communities that already having a wide variety of housing options? Isn't it important to also preserve the highly desirable RC-1 and RC-2 choices in these communities?

The City considers rowhouses and townhouses to be low density residential development but public perception is quite different as most would see increasing density from 1 unit to 8-12 units as significant. Most people would also see increasing lot coverage to 60% as a very dramatic change to the pattern of development in their neighbourhood. The built form of rowhouses and townhouses is compatible in some areas but not all and it can dramatically change the character of the streetscape and community. R-CG or H-GO is not an unobtrusive and harmless type of development. The built form is substantially different than RC-1 or RC-2 given the much higher amount of lot coverage. That is the value in having a public hearing process – to evaluate the specifics of various land use applications and determine where this type of use works well and where it doesn't.

Blanket upzoning assumes that R-CG and H-GO projects will always comply with Section 2.2.5 of the Municipal Development Plan which states "The City promotes infilling that is sensitive, compatible and complementary to the existing physical patterns and character of neighbourhood." There are many areas where this type of infill is not compatible.

The Infill Guidelines states that "New development should be designed in a manner which is responsive to the local context" and that "New development should respect the existing scale and massing of its immediate surroundings." Also, for placement of windows, "The privacy of adjacent residences should be respected".

Rowhouses or townhouses that have 60% lot coverage are rarely sensitive to their immediate neighbours. Massing, overshadowing, lack of soft landscaping, on-street parking congestion, and lack of privacy are all major problems for neighbouring properties. Let's remember that

**Varsity Community Association Information Sheet re: City-Wide Blanket Upzoning**

these are real people who are negatively impacted and sometimes devastated by development that occurs beside them. People cherish their back yards, gardens, and privacy. Having a rowhouse or townhouse built on the lot next door can be very damaging to quality of life and property values. I have permission to share these comments from an affected home owner.

*Statement of a Homeowner Impacted by R-CG:*

“I’ve been living in my home since 2006. I purchased my home because I loved the community, the trees, the neighbours and lovely sunlight and privacy I had in my backyard and on my deck to enjoy the south facing view of the trees. This new enormous development has blocked the sunlight in my backyard and now it’s cold and full of shade by 4 pm. I have no privacy in my backyard anymore as there are several windows that overlook right into my yard from above. I don’t feel comfortable being out on my back deck as people can stare at me. I have no view of the skyline or trees anymore as the development takes up the entire lot next to me. It’s a horrible sight and feels very cold and sterile and is way over-built for the lot and doesn’t fit with the neighbourhood. I’m not sure what impact it will have on my property value but I’m sure I will have a hard time selling now. I no longer want to live here and will be listing my house. I just don’t feel comfortable here anymore and can no longer enjoy my home the way I want to. It’s incredibly disappointing and I’m very unhappy with Council’s decision. I would have welcomed a semi-detached home. This development is ridiculous and didn’t need to happen.”

The City has stated “missing middle” housing will allow seniors to age in place, however, R-CG and H-GO has too many flights of stairs to be suitable for seniors and others with mobility issues. It isn’t a desirable built form for most families due to the stairs and lack of amenity space. It is a style of housing that is more suited to young, healthy individuals, a very specific demographic. The bungalows that are torn down to make way for rowhousing are often the most accessible and affordable housing options in the community.

Blanket upzoning has been compared to the secondary suite issue but this deliberately minimizes the very real and severe impact of R-CG development. There is no comparison between the two issues. The Varsity Community Association was not opposed to the legalization of secondary suites but we are very concerned with the impact of R-CG on our stable, well-maintained single family areas. Current and prospective home owners want certainty about what can be built beside them especially given the significant time and money spent in making a house into their home. These are legitimate concerns. Blanket upzoning is not strategic and sensitive planning.

The 2021 Affordable Housing Deficit spreadsheet indicates there is no housing deficit for those with medium or high incomes. We realize the housing market has continued to rise putting pressure on all income groups, however, people in the Low or Very Low Income categories have the greatest need for affordable housing and only more non-market housing will meet that need. Blanket upzoning and increased density does not create the type of affordable housing that is needed by these individuals.

### **Land Use Redesignation Public Hearings**

***Essentially the only difference between blanket rezoning and the staus quo is the elimination of the public hearing.***

The City has stated this would shorten the approval process but that should not disenfranchise the public. The right of affected persons to be heard by their elected representatives is a fundamental and essential part of the democratic process. Employees of the City are not directly accountable to the public for their review and decisions. Without a public hearing, there is no incentive for a developer to work with the neighbours to improve the project. Delegating the decision making process to City administration will result in less meaningful engagement and create greater dissatisfaction with the redevelopment process.

### **Permitted vs Discretionary Use**

It is very important that R-CG and H-GO be classified as discretionary uses if the amendment to the land use bylaw passes as affected neighbours must have the ability to appeal to SDAB.

### **Parks:**

Although this does not affect Varsity directly, we believe parks in older communities that are zoned RC-1 should be rezoned to S-SPR instead of R-CG.

### **Lack of Engagement**

While the City held several open houses, engagement has been lacking. Many people are still unaware of the proposal and its potential impact on them and their communities. Best planning practices include extensive and thoughtful consultation with the public with a genuine desire to listen and engage.

### **Other Options**

There has been little or no discussion of alternatives to blanket upzoning to R-CG. Why has blanket upzoning to RC-2 not been considered? This option would double or quadruple density without causing the issues associated with 60% lot coverage. Allowing both secondary suites and laneway suites also triples density without increasing lot coverage. Land trusts, cooperative housing, and other alternatives should have been considered in consultation with the public and stakeholder groups. Surely, with all the other land available for development, blanket upzoning to R-CG is unnecessary and excessive.

Yours truly,  
Jo Anne Atkins  
Director of Civic Affairs  
Varsity Community Association



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Form fields: First name [required] Ken; Last name [required] Young; How do you wish to attend? Remotely; What meeting do you wish to comment on? [required] Council; Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Housing Strategy

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden) PRESENTATION - HOUSING STRATEGY .pdf



ATTACHMENT\_02\_FILENAME  
(hidden)

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



SUBMISSION TO  
CITY OF CALGARY HOUSING STRATEGY  
(Originally submitted Sept 14, 2023)

SUBMITTED BY: KEN YOUNG, Windsor Park Development Committee

ANALYSIS OF ROWHOUSING IMPACTS AND RECOMMENDATIONS FOR  
ALTERNATIVES TO MEET CITY DENSIFICATION GOALS

# CONVERSION OF A RENTAL BUNGALOW TO A ROWHOUSE



Evict tenants .....

Plan .....

Demolish .....

Construction .....

Sales .....

Move in

**18-24 MONTHS**



- NEAR TERM LOSS OF HOUSING -

# CONVERSION OF A RENTAL BUNGALOW TO A ROWHOUSE WHAT DO WE GET? LESS AFFORDABLE HOUSING!



**18-24 MONTHS**

- 2 households
- Rent \$1200-1700 per household

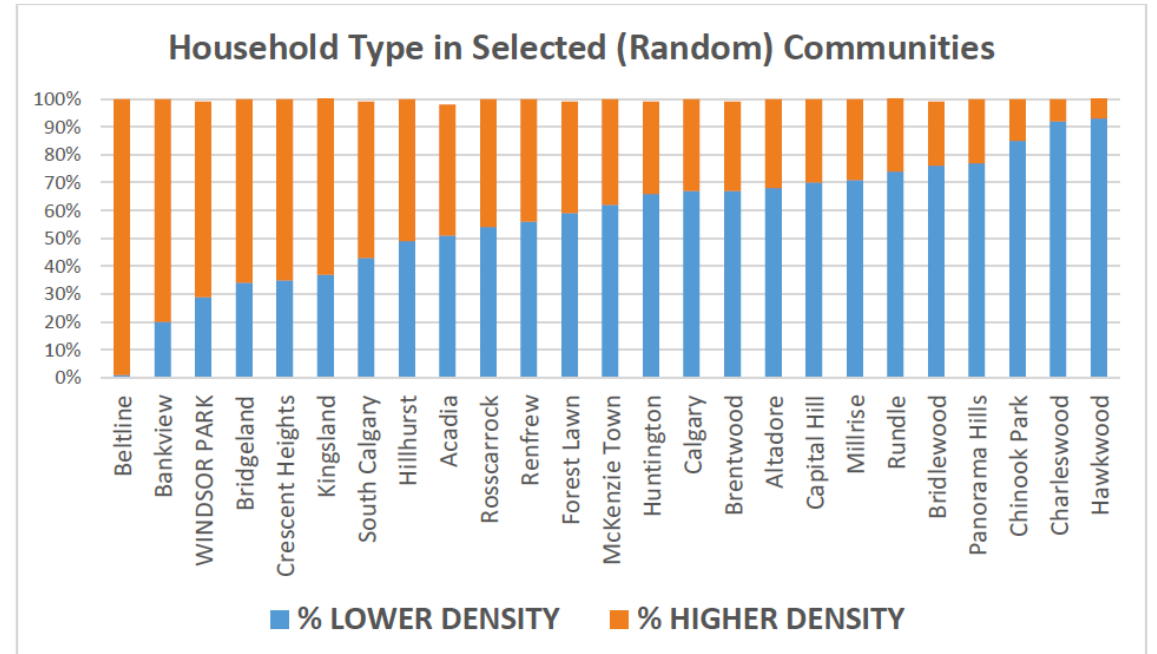
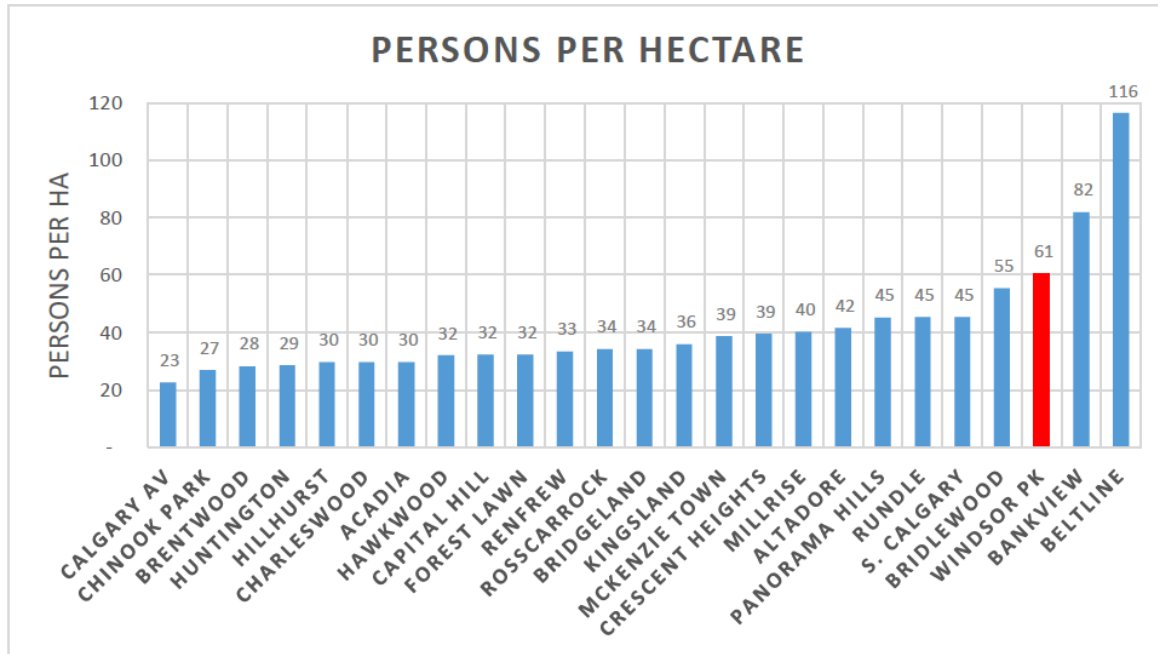
- **Vacant land**
- **Zero households**

- 4 households (plus suites?)
- Cost \$600-700k

## WHAT DO WE GET? LESS AFFORDABLE HOUSING!

# Density Comparisons

A COMMUNITY LIKE WINDSOR PARK ALREADY HAS A LOW PERCENTAGE OF DETACHED AND SEMI-DETACHED HOUSING BUT WILL BE MOST LIKELY TO SEE THE BURDEN OF REZONING PRESSURES



\* Data sourced from City of Calgary Community Profiles. Area and measurement data calculated using City of Calgary DMAP tool

## IMPACT OF RCG ON JUST CORNER LOTS

Pink = all end lots plus 50<sup>th</sup> Ave.

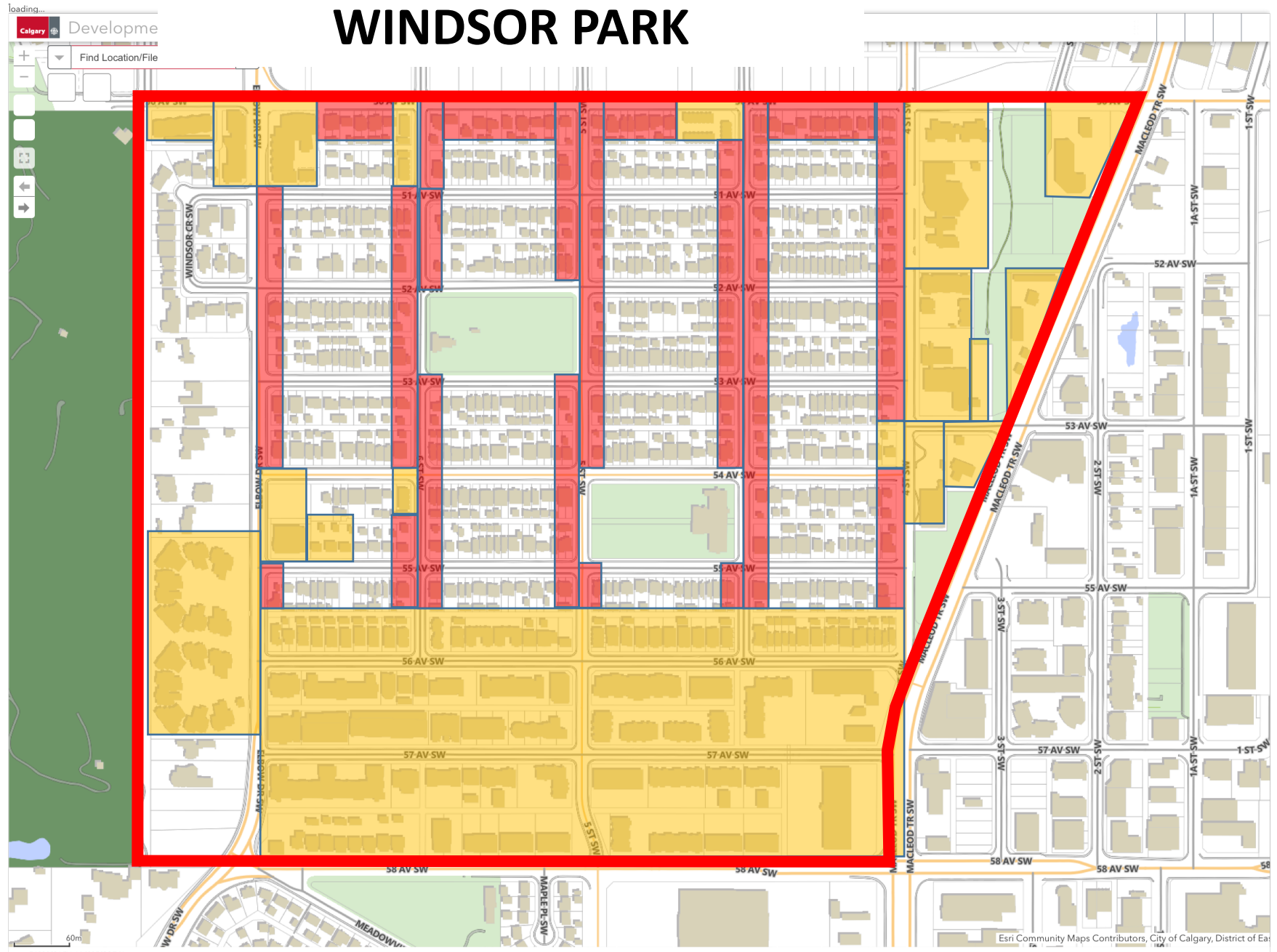
More street frontage becomes row housing or high density than single/semi detached

No plan for parking

Large scale destruction of tree canopy

Single/semi down from 29% of total to 19% (below Bankview 2019 %)

# WINDSOR PARK



# JULY WHEN WINDSOR PARK PRESENTED THE CONCERNS ABOUT PROLIFERATION OF APPLICATIONS

## THIS IS WHAT WE HEARD IN THIS ROOM:

- *“Is this a free for all?”*
- *“This is too much for this community”*
- *“Not the right time or place for this application”*
- *“So the answer is we’re never going to say no to these, we’ll just try to fix the problems that are created by them?”*
- *“We haven’t spent enough time talking about established areas... really, really will push for better strategy in established areas”*

***BLANKET REZONING WOULD SWEEP ALL OF THESE LEGITIMATE CONCERNS UNDER THE BLANKET***

ADD HIGHER DENSITY AND DIVERSE HOUSING  
*AND*  
PRESERVE THE CHARACTER OF CORE OF COMMUNITY

**A WIN:WIN PROPOSAL**

1. Densify Community Corridors / Main Streets (eg. 50<sup>th</sup> Avenue, Elbow Drive & 58<sup>th</sup> Avenue Transition area)
2. Develop underutilized land (eg vacant land adjacent to McLeod Trail north of Chinook; 39<sup>th</sup> Ave LRT)
3. Retain designation for core of community, except where already redesignated or where supported by LAP

CALGARIANS FOR SENSIBLE GROWTH  
SEPT 2023

Business Case for Established Communities

**(This Business Case is very much aligned with Windsor Park Win:Win proposal)**

“Distortion of the housing market is evident in the diversion of “missing middle” development to single-family areas rather than activity centres and main streets,”

“... in addition to approving and subsidizing new subdivisions on the fringe, The City has been encouraging increased density outside Activity Centres and Main Streets. This has diverted investment and density from where it is needed most, unnecessarily altered the character and stability of neighbourhoods, and eroded the financial security and trust in government for those residents that Activity Centres and Main Streets are meant to serve.”





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First name [required] Nerin

Last name [required] Carr

How do you wish to attend? In-person

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden) SubmissionRelatedToBlanketUpzoning.pdf

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I earlier requested the opportunity to speak and included my comments in this section. However, I would like my comments to be included in the public record and so am reapplying with the comments attached as a PDF. Thank you very much.

The plan to allow blanket up-zoning will attract foreign investors. Investors have money and look for opportunities like these. Vancouver homes are no longer affordable to families because of the number of foreign investors who have bought into the Vancouver residential market. Vancouver is now taking measures to try to limit foreign investors buying homes but it is too little too late.

Unlike Calgarian families, who sell their homes in their lifetimes and at various milestones, foreign investors have no need to ever sell the home and can keep it into perpetuity making Calgarians renters forever. Once a foreign investor tears down a family home to replace it with a multi-unit, it will never be affordable to an average family again. In this case, even if sold, it will only be another investor that could afford it. (Look at duplexes on the market currently, they are sold at a much higher rate because of the investment potential.)

Investors will not consider the community or whether multiple families can actually be happy on the property. They will prioritize profit. The care that families and planners have shown in establishing our residential neighbourhoods can be undone faster than you can imagine with just this decision.

I do not believe it is our responsibility to create living spaces in excess of what the city can bear. In fact, the limits of our city infrastructure, hospitals, schools, job market and housing market are all factors which reasonably restrict our growth. Even with this reckless abandonment of prudent residential planning, you will still have the limits of all the other services I mentioned.

Our city planners should keep control over foreign investment by establishing limits to how many up-zoning requests they accept from foreign investors. You can look at Banff as an example of good stewardship. As a world-heritage site, many would want to buy there but the city does not allow people to move their without a job. In this way, they ensure that the homes are owned/lived in by those in the community.

Please do not implement blanket up-zoning and be thoughtful about re-build and secondary suite requests to manage the percentage of locally-owned homes to investor-owned homes.



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First name [required] Cheryl

Last name [required] Fryers

How do you wish to attend? In-person

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters RC-G Blanket Re-zoning

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden) Fryers City of Calgary blanket rezoning.docx



ATTACHMENT\_02\_FILENAME  
(hidden)

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

April 14, 2024

Re: Blanket Re-Zoning City of Calgary

To City Council members:

This letter is to address concerns regarding the City of Calgary blanket re-zoning.

I moved to Calgary in 1980 and worked many years in the building industry. I have attended a number of City of Calgary meetings regarding the blanket rezoning and believed now the city representatives were pseudo listeners as they negated any public feedback. The maps they presented at the public meetings were misleading based on the final map that was posted on City of Calgary website painting more areas which was exceeding what was proposed. I believe the importance of feedback on many levels and the integrated design process is an example of good planning and design. But I do not trust a system that has a pre-determined agenda and these public meetings in 2023/2024 were just “lip service” and a check mark for the city.

The city marketing media continues to be misleading the public with “affordable” housing if Calgary builds more RC-G. The citizens that truly need “affordable” housing (ie single parents, seniors on fixed incomes) cannot afford these units. Research indicates this is the exact opposite. Vancouver is an example of a city with the highest densification and the worst affordability for owners and renters. University of British Columbia professor, Patrick Condon reports indisputable evidence of densification has not improved housing affordability.

<https://www.newgeography.com/content/007221-higher-urban-densities-associated-with-worst-housing-affordability>

If council approves this blanket re-zoning you have handed the keys of the city **exclusively to one group** to wreak havoc on our neighbourhoods with the only focus of making money. Who will stop them if you give them a free ticket to produce “drop architecture” and no thought of strategic urban planning?

This blanket re-zoning is a short term payback but negative long term consequences. I ask each of you to think 5 years or even 10 years ahead of what our city will look like if this is approved. A list below describes a snapshot:

- Communities with large tree canopies that took 50 years to grow are replaced with small shrubs or hedges because 60% of lots have buildings. Trees serve the purpose on many levels to filter the air of pollutants. They reduce heating and cooling loads for the buildings. They provide shade and a quality of life to walk in the heat of the day. In addition, the natural wildlife is part of the healthy ecosystem. Large cities that have ignored the value of the natural green spaces and tree canopy are burdened with the

“heat island effect” which keeps pollutants under a permanent dome. The city of Toronto is an example of this smog cloud over the skyline. Why is Calgary destroying the tree canopy when you have cities like Winnipeg that are spending multi-million dollars on their 2026/2027 budgets which they are reversing the course of their tree removal?

- <https://winnipeg.ctvnews.ca/this-is-what-the-city-wants-to-do-to-save-its-tree-canopy-1.6647231>
- The community streets will have more hard surfaces and be wind tunnels to walk in summer or winter. In addition ..to magnifying the noise levels. The multi-residential projects and hard surfaces will increase the water loading on the sewer systems. This was reported by professional engineer, Harry Abbink, (retired) City of Edmonton Manager of Flood prevention program (Oct 2023). He also noted high density development should be restricted and strategically planned rather than a reckless free for all. <https://edmontonjournal.com/opinion/columnists/opinion-edmontons-zoning-renewal-goes-too-far>
- The upgrades to sewer/water will be an issue in the R1 zones in which neighbourhoods were designed for single homes not multi-residential housing loading. Who will pay for the upgrades of a community zoned R1? That accelerator fund that council was lured by is gone in about 2 years. The likely scenario is council will financially burden the citizens of Calgary with higher taxes to pay for the developers taking out entire blocks of single homes with multi-residential housing. In some cases it will be too much for long time home owners and they are forced out of their homes.
- You will set in motion a “free for all “ and open the flood gates to builders and developers. Historically..... one elite group that holds the supreme power and profits over others will be the demise of our democratic system and take years for Calgary to recover or will we be like Vancouver?

There are numerous other concerns but I wanted to focus on the above issues.

Thank you for your time in addressing this matter seriously,

Regards,

Cheryl Fryers

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First name [required]	Hilda
Last name [required]	Craig
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Apr 26, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	see attached
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	img20240426_07351552.jpg





ATTACHMENT\_02\_FILENAME  
(hidden)

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

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Hilda Craig  
Marvin Doerkson  
Larry Craig  
Barry Craig

City of Calgary  
Planning Dept

at 436 Penwood Rd S.E.  
Calgary, Alta T2A 4T9

I, Hilda Craig am writing for us  
four owners. We do not want our  
district of Pembroke changed to Zone RCE  
It will bring all manner of problems.  
I am sure you all know it too. We  
have worked hard to make a nice  
home here. We do not want aplexes,  
new housing or what else you have  
planned for us.

Hilda Craig



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Form fields: First name [required] Ron; Last name [required] Maack; How do you wish to attend?; What meeting do you wish to comment on? [required] Council; Date of meeting [required] Apr 30, 2024

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

Form fields: [required] - max 75 characters Rezoning; Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Re the rezoning I would like to make suggestions not only put forth criticisms. My feeling is this proposed rezoning is a knee jerk reaction to the foreseeable problem of housing shortage. What I suggest is rather than blanket rezoning a approach of rezoning in a proactive way by the city rezoning department. The cities zoning professionals should look for problem spots and then proactively rezone at no cost to the land owners but actually at cost and even a property value increase benefit to the owners. The present system has to be initiated and paid for by the property owner without any assurance of success. My suggestion is that the rezoning should be initiated by the zoning department proactively to particular properties. As an example on the corner of Edmonton Tr and Meredith road there is a very difficult property to make viable because of it's size but even if the neighboring property a 9 suiter was incorporated the height restriction still very much limits its viability. So in this case the city should increase the height limitation to increase encourage by way viability. There seems to be a resistance by the Zoning department to initiate actions that my increase property values unless externally initiated. Another initiative I feel should be undertaken to enhance Calgarys residential stock would be the zoning should be changed to multifamily from single family in some of the most beautiful spots in our City. This would enable more people to enjoy them and more tax revenue can be brought in from them. In the case of along the river in Bowness flood issues could also be better addressed while encouraging present owners by increasing land values at the same time. By building multifamily units to nicer spots the future of people transitioning to even more appealing homes would broaden the spectrum of accommodation in Calgary. In our haist to solve lets not damage. Thank you for your time



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First name [required] Alana
Last name [required] Flynn

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 26, 2024

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

[required] - max 75 characters Public Hearing on Rezoning

Are you in favour or opposition of the issue? [required] In favour

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

For the vitality of our economy, the stability of our city, and, most importantly, the well-being of our fellow citizens, I urge the council to lend their support to the R-CG rezoning proposal. There are dire financial and social consequences should R-CG not come to fruition, and inadequate housing has a profound impact on the mental and physical health of our community members.

Our zoning bylaws, once designed to adapt to the changing face of our city, now lag behind the rapid pace of growth we're experiencing. R-CG represents a crucial tool in our arsenal. With over 80,000 households in Calgary spending most of their income on housing, the consequences of inaction are dire. Leveraging zoning regulations, we can streamline expanding our housing inventory.

Contrary to misconceptions, R-CG is not a carte blanche for unchecked development. Stringent planning codes and bylaws remain intact, ensuring responsible growth. While R-CG may not be a panacea for all our housing challenges, it represents a pragmatic compromise, fostering incremental growth while respecting the unique character of established neighbourhoods. Complementing this initiative with broader advocacy for subsidized housing, rent controls, and sensible regulations on short-term rentals and vacant properties is essential.

I am relieved that taxpayer funds were not squandered on a plebiscite for this matter. R-CG is grounded in empirical evidence and expert guidance, aligning with the best interests of our community. I understand the concerns of those opposed to R-CG, but I remain steadfast in my belief that its implementation will ultimately benefit all Calgarians.



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First name [required] Stephanie

Last name [required] Poirier

How do you wish to attend?

What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] May 9, 2024

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

[required] - max 75 characters Calgary Planning Commission

Are you in favour or opposition of the issue? [required] Neither

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

In regards to building new condos - The City of Calgary needs to build up in commercial and industrial spaces, rezone those areas to accommodate building structures above pre-existing property - not only is there opportunity to add more housing, the opportunity is there to create a community by integrating a small convenient shopping centre - ex: grocery store. This will utilize and transform the space we already have and also solve the problem of building new condominiums in suburban residential areas dedicated to families in single detached family homes. Families need the space of their homes, they need the square footage, and they need the greenspace to raise children. Condominiums on the other hand are specifically designed for singles, students, couples with no children, and the downsizing/aging population. As a single mother of 3 children - I am unable to rent any type of housing that is a 2 bedroom unit (and happens to be what I can afford at this time) because of another issue - occupancy limits! My children share a bedroom and I am the only living parent. The City of Calgary needs to have more options for housing because a 2-BD Condo and a \$4,000/month house rental do not cut it for families needing space and affordable housing options. Please consider changing occupancy limits when re-zoning, and please consider building condos in non-residential areas where it's possible to create a community. Look to Toronto for example - their condos are complete with parkades, grocery stores, liquor stores, convenience stores, clothing, stores, and plenty of services, as well as amenities included like rooftop patios, pools, gyms, and game rooms. The City of Calgary has failed to monopolize on this opportunity and now we have grown vary far and wide instead of using space we already have. We have also failed in creating spaces that are worth the price. The spaces throughout the city lack community - it feels like a building was erected to make money.





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First name [required] Surinder

Last name [required] Brar

How do you wish to attend?

What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Lack of parking per resident

Are you in favour or opposition of the issue? [required] Neither

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

We are in favour of redevelopment, however, our concern pertains to the lack of parking per resident which may come into fruition upon development.

# Panel 71 - Michael Metz - Rezoning for Housing Public Hearing

## Links from my speech

- Not Just Bikes – Strong Towns Playlist
  - [\[ST03\] Why American Cities Are Broke - The Growth Ponzi Scheme](#)
  - [\[ST04\] How Bankrupt American Cities Stay Alive - Debt](#)
  - [\[ST05\] Stroads are Ugly, Expensive, and Dangerous \(and they're everywhere\)](#)
  - [\[ST07\] Suburbia is Subsidized: Here's the Math](#)
- [Strong Towns - strongtowns.org](#)
  - [Strong Towns Academy](#) - Courses and sessions that will help you (and your workplace) develop the skills you need to transform your place into a Strong Town.
  - [Strong Towns Action Lab](#) - Providing you with the resources you need to take action in your community.
    - [Explore by Topic - Strong Towns Approach and Core Campaigns](#)
      - [The Strong Towns Approach](#)
  - [The Power of Information Equity](#) – Expense and Revenue per Acre Eugene, Oregon
  - [Unpacking the Question “Can Housing Be an Investment and Affordable?”](#)

# Speech

Greetings Mayor Gondek and council, I am Michael Metz, a mid-30s, born and raised Calgarian, independently representing myself. I am a software developer with a Masters degree, looking for work for the past year. Cost of housing and living expenses are adding to the financial pressures I am facing.

A lot of the information I present today comes from Strong Towns, a non-profit making North American cities safe, livable, and financially resilient. Much of this is summarized on a YouTube channel, Not Just Bikes, who has a playlist of videos summarizing Strong Town's ideas and actionable items. I challenge the Mayor, councillors, and anyone who plans our city's infrastructure and zoning to review parts 3, 4, 5, and 7 of these approximately 10 minute videos.

I am here to highlight how rezoning, and densification are necessary for our neighbourhoods to self-finance full-service coverage and infrastructure maintenance.

Sewer, water, and water treatment systems, sidewalks, paved roads, traffic lights, electrical wires, operational costs (including police and fire departments). These are all costs cities need to bear, but can car dependent suburbias financially sustain them?

No, they cannot. The amount of tax revenue collected does not cover the replacement cost of suburban infrastructure.

I am a strong proponent of City-wide rezoning, because currently we are building a city that is zoned for tax revenue negative structures (primarily Single Family homes zoning) on at least 60% of our land ([2023-09 https://calgary.ctvnews.ca](https://calgary.ctvnews.ca)).

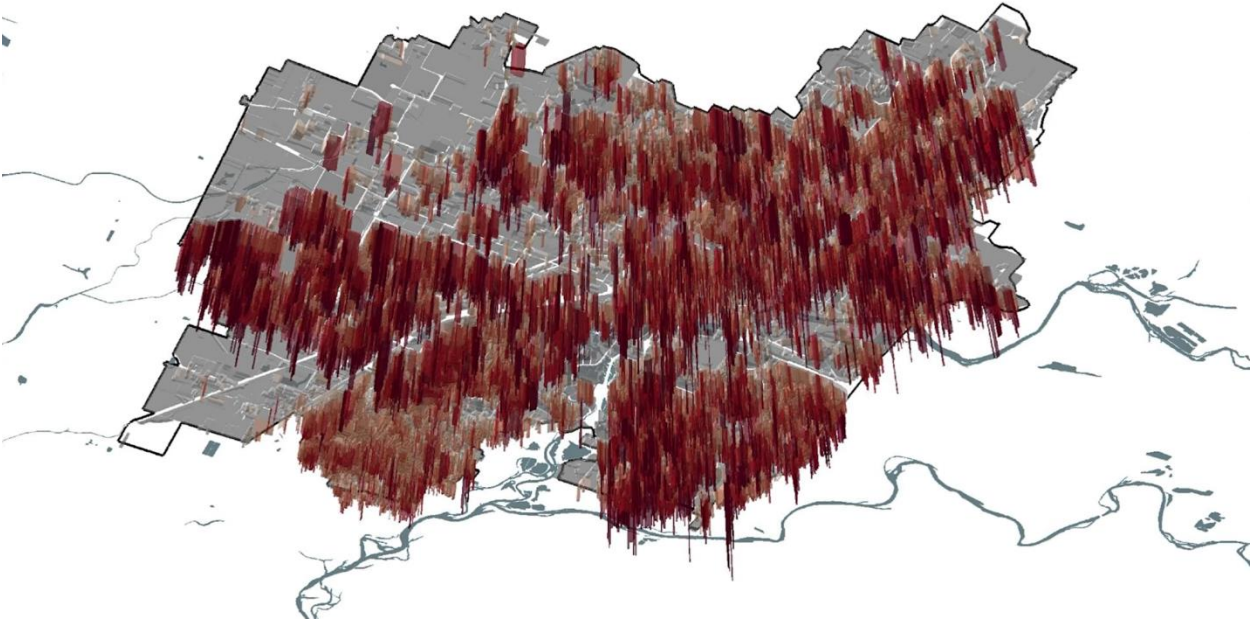
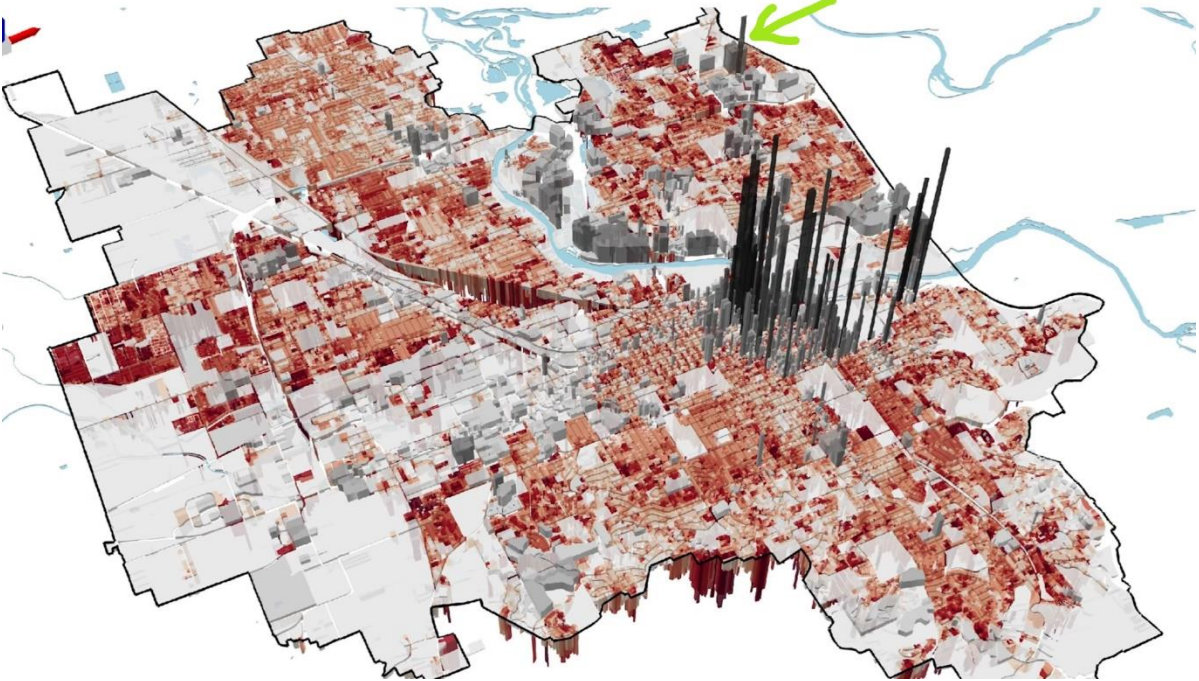
Most modern city zoning in North America is low density single-family residential, and these areas are detrimental net-negatives to city finances.

Example: Eugene, Oregon (177k population) consulted with Urban3 (a consulting company that does financial and land use assessments for municipalities)

Urban3 analyzed 9 categories of development, Residential, Mixed Use, and Commercial properties that were in low, medium, or high density areas. There was only one cash flow negative property class, low density residential.

Urban3 also plotted revenue minus expenses per acre on a 3D map of Eugene. Medium and high density areas (that have residential, mixed-use, and commercial properties), and low density

mixed-use mostly pay for the low-density residential properties of the city.



Crescent Village, a modern mixed use development in Eugene (pictured below, shown as the green arrow on the map above) can generate a lot of positive cash flow too and not be as dense as

downtown.



In every case, in every region Urban3 has analyzed, traditional mixed use walkable neighbourhoods outperform car-centric suburbs. In North America today, modern zoning and other car-centric regulations make it difficult or impossible to build new neighbourhoods this way.

What do we do? We need to make it **cheaper and easier** for developers to create buildings that encourage walkable neighbourhoods.

What do we want?

This:



or this (which is actually mixed use, not R-CG), I am encouraging even more density in various parts of our city.



Suburbs cause Infrastructure to be spread over a huge area, and typically needs replacement after 25 years. Yet most North American cities only collect a fraction of what it costs to replace this sprawling infrastructure.

The problem with suburban sprawl is, people expect urban services with near-rural densities. When they get charged property taxes to actually cover their infrastructure, they aren't actually willing to pay for it.

Low density suburbs and rural areas are fine, but they can't expect the same services. We need to incrementally build on what we already have instead of providing complete infrastructure for new places on the edge of town.

You may be asking yourself, if all of this net negative urban sprawl exists, how are North American cities staying alive? The answer lots and lots of debt.

In Canada, there are some legal debt limits for municipalities, but there are no limits on provincial or federal debt used to subsidize the cities. Federal and provincial government bonds paid for the suburbs in the 1950s, and these governments continue to subsidize a lot of our infrastructure today.

How did we build cities worldwide, before World War 2? With a centuries proven method. People would make small bets (strip of wood shacks) on a location that they thought would attract people, build on wealth and infrastructure that was already there (bigger buildings, stone buildings, running water), continue to build there as the city grew (sewage and road upgrades) and would change land use if an area failed.

Let's build a financially solvent city by ending subsidies for cash flow negative suburbs; instead, we need to densify and take advantage of existing infrastructure and tax-positive properties to enhance our cities wealth. A middle-ground default zoning is a great first step, and we should continue to make densification easier in the future.

## Appendix

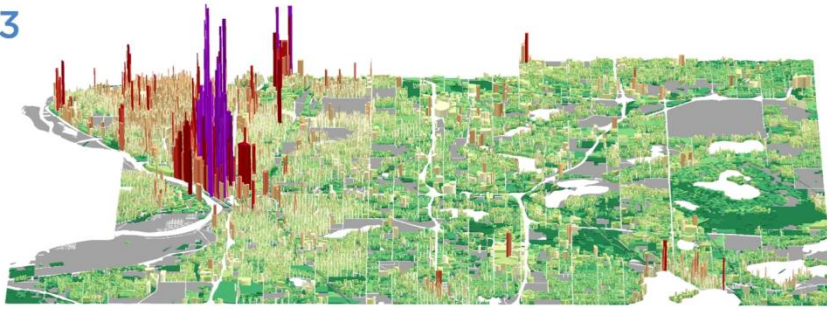
Eugene, Oregon. Average revenue minus servicing cost per year for various property classes:

	LOW DENSITY	MEDIUM DENSITY	HIGH DENSITY
RESIDENTIAL	 -\$1,381	 \$1,498	 \$3,061
MIXED-USE	 \$2,540	 \$3,515	 \$10,472
COMMERCIAL	 \$551	 \$9,614	 \$12,051



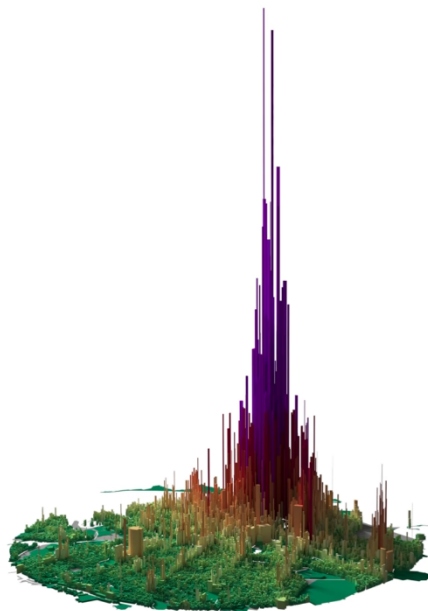
St. Paul Minnesota, revenue per acre.

URBAN3



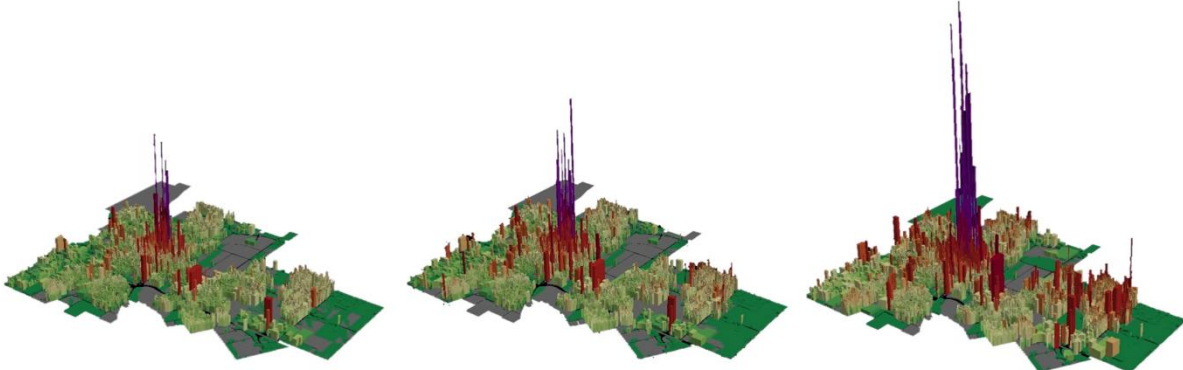
Auckland New Zealand (1.657 M people) has consulted to produce a map that plots revenue per acre. Increased revenue is seen near transit lines, in mid-town neighbourhoods similar to our University District, close to downtown (the missing middle we don't have), and huge revenue downtown.

URBAN3



In 2013, Guelph, ON, Canada (135k population) did an Return on Investment analysis with Urban3. With the results, they decided to focus on infill developments. They did this by making it *cheaper and easier* for developers to create buildings that encourage walkable neighbourhoods.

URBAN3



2013

2016

2019



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First name [required] Lyndsay

Last name [required] Smith

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 26, 2024

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

[required] - max 75 characters 7.2.1

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am extremely opposed to blanket rezoning. We understand a plebecite is expensive but this should be a decision for ACTUAL Calgary residents. Not people of other cities who have been on here to weigh in. Not university students who were given false information and have no intentions of ever remaining in Calgary or making this their home. Not developers who stand to benefit greatly at the expense of home owners. You were elected to represent your constituents. Several public engagement meetings were held where councillors did not even bother to show up. The written feedback should be given as much consideration as the in person as many people do not have time to record (and spend hours trying to shrink their recording) or attend in person. If you stop and listen to actual Calgarians there is no way you can vote Yes to blanket rezoning. Calgarians are telling you NO.



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First name [required] Deborah

Last name [required] Oggy

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 25, 2024

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

[required] - max 75 characters blanket rezoning

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

April 19, 2024

Mayor Gondek,

You were elected to do what's best for Calgary and its citizens but blanket rezoning does neither. The negative repercussions this change would have on quality of life in Calgary is apparently something you can pass through – but shame on any of you that will. Calgarians are shocked and incensed by this sweeping proposal and insist on a plebiscite to determine the future look and dynamics of the communities we chose to live in, which did not include R-CG, R-G or H-GO at the time of purchase.

We could learn from Windsor whose council did not sell out their constituents for limited time federal funding to purportedly fix a problem which only creates a larger one. This change lines the pockets of Developers who can now put up to 12 units on a single lot. It will bring in significantly higher property tax revenues by cramming small housing quarters into single lots when budgets would be better attained by curbing other frivolous council spending. Slum landlords will benefit by buying and renting out these multi-unit dwellings with little investment in keeping them up.

Concrete will replace front and backyard trees and gardens so desperately needed in a climate that waits to see the green of spring. Anyone living east or north of a 3-storey, raised basement suite multi dwelling can kiss sunshine goodbye. Hello shade and lack of privacy from windows looking down the length of whole backyards that were once a beautiful refuge. With relaxed development laws for single family dwellings we are already experiencing this. Our streets will unsafely be lined with cars. How will we even park near our own homes which some of us now have to pay to do! Water/sewage/electrical in existing older areas were never intended to accommodate this exponential increase in use and will fail.

If you are so certain this is best for Calgary and the citizens that built it, then let the people vote. By not doing so you are saying we aren't bright or informed enough to make this decision. Not true. We just won't be bought. There are other creative less drastic ways to address a housing shortage that we did not create but now all suffer by (converting empty business towers to residential is one). Let's allow for better solutions.

A very concerned Calgarian,  
Deborah Oggy  
403 282-0029



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First name [required] Robert

Last name [required] Oggy

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 23, 2024

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

[required] - max 75 characters Blanket Rezoning Proposal

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden) RezoneCommentSubmission.pdf



ATTACHMENT\_02\_FILENAME  
(hidden)

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

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To Mayor Gondek and City of Calgary Councilors,

As a long time Calgary Inner City resident (40+ years), I must add my voice **against** the Blanket Rezoning proposal. I believe this proposal is wrong headed on many counts.

First and foremost the present Mayor and Council were not elected under a mandate that was even considering these far-reaching and drastic City changes. In the 2021 election Mayor Gondek may have received ~45 % of the votes cast, but at a 46% voter turnout that means you received support from only ~20 % of your constituents. So to believe you can now proceed with these proposals without first gaining full support of the people of Calgary is hubris to the max. Support can only be shown to be valid through a proper, city wide, neighbourhood by neighbourhood plebiscite. Or call an election and let the people have a real voice. Holding a public forum to get your rubber stamp is unacceptable.

Secondly, to “over-densify” all neighbourhoods in the City without consideration of the individual characteristics and age of each neighbourhood isn’t equity, it’s totally misguided. Perhaps in a newer neighbourhood, proper infrastructure capacity to handle 5 or 6 or 10 families on a standard lot can be included in the development plan but you will over burden the sewer and service lines in the Inner City. When I developed my house for my one family of five (previously occupied by one elderly lady), the sewer backed up into the basement during a simultaneous shower and toilet flush. Even if a small fraction of the existing houses in the inner city get replaced with row housing and multiple suites where once stood a single family house, you will get a rude awaking as to how inadequate the 80 – 100 year old infrastructure is.

If removal of cars is a preferred outcome, then development along the C-Train corridor may be warranted. But again, that is achieved by setting aside portions of specific neighbourhoods, not destroying the entire City under a misguided, “one size fits all” plan. To tear down a single family home (with 2 parents, kids and 2 cars) in the inner city and replace it with row housing for 6 families even if only half of the families own one car and the others none, nets an increase in parking requirements, and more traffic. What’s next; make cars illegal or charge a fee to drive near downtown like in New York.

Another item that needs to be considered (reconsidered) is some common sense restrictions on Secondary Suites. The purpose behind adding a basement suite lies in the idea of opening one’s home to provide some additional income to offset expenses. A win-win occurs because someone who cannot afford a home or does not need a home at the present, just lodging, pairs up with a homeowner who could benefit from some extra income to pay the bills. Classic scenarios would be the Senior in an inner city neighbourhood who takes in a student or the first time homeowner who needs help with the mortgage. But the main point is, the home is owner occupied. This should be a requirement of all secondary suite rental situations. Otherwise, what happens is single family homes get suited and become cheap up/down duplexes purely as rental properties. What I see in neighbourhoods by SAIT and U of C, especially north of 16 Avenue is these rentals quickly become eyesores. Owner occupation equals pride and upkeep and

care because it's their house not just a place where bucks are parked until it's time for the bulldozers.

As a final point (though there are many more reasons why this rezoning is damaging and unwarranted), over crowding our wonderful City by Blanket Rezoning will only make the "Big City" problems we are beginning to experience exponentially worse. Forcing more and more people into smaller and smaller spaces leads to anxiety, anger, crime, filth and violence. The last thing Calgary needs is to be turned into Portland or Chicago or San Francisco, and the list goes on.

With Respect and Regards



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First name [required]	Tina
Last name [required]	Holland
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Land Use Amendment Citywide (Rezoning) Public Hearing
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	thumbnail_IMG_4939.jpg



ATTACHMENT\_02\_FILENAME  
(hidden)

thumbnail\_IMG\_4944.jpg

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

I am against blanket rezoning. I have lived in Calgary since 1978, so I have seen many changes, but nothing like this. Right in front of my eyes, I am seeing my neighborhood being destroyed by developers. Perfectly fine, beautiful bungalow homes are being demolished for extremely massive 4-plexes or 8-plexes that don't coincide, all for developer profit, and none are affordable housing. I have seen duplexes go up in my neighborhood, which is fine, but anything larger than that is unacceptable; it's pure greed of the developer, and shame on the city for approving it! The City & Developers are corroding what I bought into decades ago. I did not sign up to live next to an 8-plex, rowhouses or any other massive building. I chose an older neighborhood because I want to live among other bungalows on a quiet street, have space between houses, privacy, and a big backyard. It has taken decades of my life to pay off my biggest investment, and to have a developer come in with zero regard for what they are building is extremely upsetting. There is no rationale or logic to your Blanket Rezoning proposal. To rip up historic neighborhoods with character, mix and match houses in an unappealing way shows lack of respect or concern for current homeowners. Alberta Bill of Rights says every property owner has the right to the enjoyment of their property. Well, that can easily be taken away with these massive lot-fillers depriving me of simple things like peace & quiet, sunshine, and privacy. I want to continue to sit in my backyard and enjoy the garden I have worked so hard on. I don't want to live in the shadow of an 8-plex, have my garden ruined, my privacy taken away, parking nightmare on my quiet street, and the depreciation value of my home. These new developments will put strain on an aging sewage system & infrastructure, and all the local schools are at capacity. There are many city lots sitting empty that need to be utilized first and stop destroying the history and character of older neighborhoods. Most people looking for a place to live need affordable housing. There are not enough low-income high-rise apartments here. Those could easily house hundreds of families so much faster and help with the housing crisis. Calgary is not the only place in Alberta to live. There are many small towns in Southern Alberta that would welcome newcomers and need growth. We are not landlocked either, we have lots of room to expand the city limits. With this being such a sensitive topic



# 33rd St SE & 19th Ave SE

Southview, Calgary

Bungalow





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First name [required] Alanna

Last name [required] Boudreault

How do you wish to attend?

What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] Apr 24, 2024

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

[required] - max 75 characters rezoning in calgary

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden) letter of dissatisfaction .docx



ATTACHMENT\_02\_FILENAME  
(hidden)

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



I am reaching out to share my concerns and dissatisfaction with the proposed housing rezoning in our community. As a resident who cares deeply about the integrity and well-being of our neighborhood, I feel it is important to express my opposition to this proposed change.

The rezoning plan presents significant risks to our community's character and quality of life. One of my main concerns is the potential for increased traffic congestion and safety issues due to the addition of more housing units.

Furthermore, the rezoning could negatively impact property values. Many residents have made significant investments in their homes, and changes that harm property values could have serious financial consequences. It is crucial to consider the long-term effects of rezoning on property values and the overall stability of our community.

I am also troubled by the lack of transparency and community involvement in the rezoning process. As members of this neighborhood, we should be informed and consulted about decisions that greatly affect our lives and the future of our community. Open communication and resident input are essential to ensure that any proposed changes align with the best interests of the community.

Given these concerns, I urge you to reconsider the housing rezoning proposal and prioritize preserving our neighborhood's character and quality of life. Decisions regarding land use should reflect the well-being and interests of current residents.

Thank you for your attention to these concerns. I trust you will take them seriously and work towards a solution that benefits our community.

Sincerely,

Alanna Boudreault



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

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First name [required] Toni

Last name [required] Dorner

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 26, 2024

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

[required] - max 75 characters City rezoning

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Dear Mayor and Councillors in favour of rezoning.  
I am so disappointed in the idea you have to basically destroy so many neighbourhoods. I don't like Calgary anymore, constant turmoil and problems keep popping up, especially with this new Mayor. I think this is a socialist idea. Not in favour and please stop.



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First name [required]	Shirley
Last name [required]	Zhao
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	May 7, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Public hearing
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am writing to respectfully oppose the proposed land use changes in our community of Sage Meadows. I am concerned about the potential loss of natural space which are home to various wildlife like owls (which come every year), beavers, porcupines etc. This space is essential habitats for our local wildlife. They keep our ecosystem balanced and provide a peaceful escape for residents like me and my family who enjoy the peaceful walks and bikes surrounded by nature. I've noticed that there are already many condos being built at Sage Hill Park and multi-residential homes/town homes there and that continue to be building and expanding in that area. I am also concerned about the increase foot traffic/ density which can impact street parking and roads. My suggestion is to continue building and development in the area of Sage Hill Park and expanding towards that direction rather than at the area where the proposed land use area is located. I feel like this natural area should be protected. Please reconsider the proposed changes. Thank you.



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First name [required] Ted
Last name [required] Cutlan

How do you wish to attend?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Apr 27, 2024

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

[required] - max 75 characters Blanket zoning hearing

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

We do not approve of a blanket zoning policy as proposed. We live in Killarney Glen-garry a community which is already zoned for a variety of dwelling types. We have been in one of the original single family infills for 30 years. We know change is inevitable but wish to age in place. We raised our family in this home. We have good neighbours. We believe that home owners who oay property taxes, fees, levies, etc must-vhave recourse and not be forced to brcdealt with arbitrarily by the city. You soeak of walkable neighbourhoods, Killarney is walkable in a dog walking sense but we cannot walk to a grocery store, it requires a car. This is not Europe with A Tesco, Aldi or Lidl around the corner. Admittedly Nail salons, Cannabis, plastic surgery and booze are steps away. We feel the ability to disagree with the city in disputes is slowly being diluted. Your assessment review process is being whittled away. The whole process of communicating the rezoning concept was we feel poorly handled, in oblique bureau-cratese and was not an election issue. We don't see evidence of what you like to call affordable housing in tge plans. It is necessary to revisit the various concerns brought up by all sides and taking a hard look at how it has been handled. This has become an election issue for many. Thank you.



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First name [required] Peter

Last name [required] Balagus

How do you wish to attend?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Apr 22, 2024

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 2024-2030

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden)





ATTACHMENT\_02\_FILENAME  
(hidden)

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

Does this Rezoning Housing Strategy complement, support or otherwise affect the Heritage Communities Local Area Planning which was apparently approved in 2023. The details of the Heritage development approval is very unclear in terms of housing enhancement plans, but that may be an entirely different issue.



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First name [required] Karen

Last name [required] Allbright

How do you wish to attend?

What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] May 7, 2024

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

[required] - max 75 characters rezoning

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I absolutely do NOT support the e proposed rezoning. My preference would be to leave the zoning as is and only redone where higher density housing fits well within the community. I strongly believe that Calgary needs to provide neighbourhoods that are zoned RC1 for those residents who prefer to live in an RC1 neighbourhood.



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

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First name [required] Robert

Last name [required] Peterson

How do you wish to attend? In-person

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

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 2024 – 30 LUA LOC2024 0017 Propose Bylaw 21P2024

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden) RCP Letter to April 22. 2024 Council Meeting.docx



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ATTACHMENT\_02\_FILENAME  
(hidden)

RP Submission To Council Part 2 Blanket Blanket Zoning - .docx

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

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## Public Submission to City Clerk's Office

To: Mayor Gondek & Members of Council,

The Peterson family, consisting of myself, wife Della and five children, have been residents of the Varsity Community for over thirty-five years. This email to Council is a result of discussions with neighbours, members of other single-family neighbourhoods and the Varsity Community Association. The potential impact of Blanket Zoning on our community has caused our family, our neighbors and our community great concern and stress. Blanket Zoning would result in the destruction of our neighborhood as we know it, negatively impact property values, and destroy the lifestyle that we have enjoyed since moving to Calgary.

I understand that Council had turned down a plebiscite for Blanket Zoning which would, at least, have allowed the citizens of Calgary most affected by Blanket Zoning to participate in the decision to consider Blanket Zoning. This attempt at democracy was turned down by a Council that seems intent on proceeding with Blanket Zoning despite the majority of Calgary citizens being against it.

Consider the following:

**The 'Housing Crisis':** The "Housing Crisis".as defined by the chief planner J. Mueller is based on City statistics that 84,600 households are spending more than 30% of their income on housing. How realistic is this statistic – student incomes are often supported by parents; lower income earners often share space with other people until their income improves & seniors with no mortgage have low housing costs. Is the basic assumption of the housing crisis correct or was it exaggerated to justify Blanket Zoning. Did the City administration obtain an independent analysis or just use broad based statistics? It is critical that the criteria for establishing a "Housing Crisis" be based on accurate information, to verify the information if it is the basis for establishing a crisis. I understand there was no independent analysis or research done.

**Blanket Zoning is not the Answer:** I don't see how Blanket Zoning could materially lower the cost of housing in any way. Housing costs include mortgage interest, financing costs. architectural & engineering fees, servicing costs, construction hard costs and land cost. The market controls all these costs with the exception of land owned by the City. Even if the City land were made available at below market value, it would have a minimal impact on the total cost of housing.

**Blanket Zoning - Attacks The Assets and Lifestyle of the Middle Class:** Blanket Zoning is a large-scale radical social experiment that is not in the interest of the majority of Calgary citizens. It appears to have been initiated by a housing grant from the Federal Minister of Housing in which he states: "End exclusionary zoning city-wide by legalizing much needed missing middle housing, such as four-unit multi-plexes, through new zoning designations creating new land-use districts" It's bad planning based on a flawed philosophy and negatively impacts the largest single asset most people own – their home! The term "exclusionary" is ridiculous as it implies some sort of preferential

status. All zoning, by its nature, is exclusive to its described use – for example a high-rise condo, a regional shopping centre, strip mall retail, heavy industrial, single family and so are all “exclusive” zoning. Why is single family zoning any different? What is the Federal Liberal Government doing interfering in housing which is a Provincial jurisdiction as set out in the Canadian constitution?

In Council's rush to secure the funding, the interests of Calgary's citizens have been completely ignored. Dramatically inadequate information has been provided on the impact of Blanket Zoning on the value of peoples' homes, critical changes to the character of their neighborhoods and issues such as approval processes, adequate parking, traffic, increase in crime, loss of tree canopy, etc.. It should never have been considered at all, but to introduce it without an independent study and major impact assessment is even more irresponsible on the part of the City Administration and their Planners.

**Greatest Economic & Social Impact of any Project in Alberta's History:** The City and their Planners are presenting Blanket Zoning as a solution to the Housing crisis. It is not! The Calgary Real Estate Board has publicly stated its opposition to this radical change, yet their expertise has been ignored. Mayor Gondek stated that they just don't understand – so she, not CREB, is an expert in this area – I don't think so!

Blanket Rezoning negatively impacts 350,000 single family homes having an estimated value of \$262 billion dollars and the affects the assets and lifestyle of 900,000 residents living there. The potential decline in the value of single-family homes will impact Calgary's mortgage market. There needs to be an independent financial assessment of the impact of Blanket Zoning before any decision is made. City information sessions attempted to do this, but have been more like “time share sales meetings” with Planners only providing answers that justify Blanket Zoning. These sessions have not provided a balanced assessment of the impact of the Blanket Zoning on the community or potential collateral damage. Questions are met with City dogma and glib answers from Planners in attendance, not expert advice or objective analysis.

### **Zoning – Legal Contract between City and Homeowner**

Consider the concept that R-1 & R-2 zoning represents a legal contract between the City and the Homeowner. They believe that zoning is a contractual agreement guaranteeing land use necessary a) to permit the Homeowner to construct their home on the lands b) to feel confident enough to make a sizeable investment in the improvements to the lands and c) stabilize the investment in the Home to support the financial commitment, a 25 year mortgage. There is an unwritten understanding that stability of ownership is based on the belief that neither party can change this agreement without mutual consent. If zoning was not a contract and could be changed at the whim of the City, the long-term viability of the ownership would be compromised and financing based the security of the Home would be in question and no financial institution would provide financing.

**Way Forward:** We request that the City drop the concept of Blanket Zoning altogether and concentrate on providing low-cost housing by offering city-owned land at a market discount. Blanket Zoning of established R1/R2 communities will unfairly and negatively affect the wealth and lifestyle of single-family residents who have relied on the zoning when they purchased their homes, maintained them, upgraded them, paid their taxes and contributed to their communities. Blanket Zoning amounts to the confiscation of established property rights and unilaterally breaks the city's implicit zoning contract with residents. A plebiscite, including an independent impact assessment, would be the only acceptable solution, if it provided complete, unbiased and balanced information on the impact of Blanket Zoning, was decided by a simple majority vote and was binding on Council.

Regards,

Robert Peterson, P.Eng.

1216 Varsity Estates Road NW,

Calgary, AB, T3B 2W1



## Public Submission to City Clerk's Office – Part 2

**To: Mayor Gondek & Members of Council**

**Re: Calgary Housing Strategy – Drop Blanket Zoning & Implement Housing Action Program**

**Robert Peterson** : I feel qualified to comment on this issue. As a Professional Engineer, my company, R C Peterson Ltd, specialized in the management of large development projects including housing projects located in Ontario, Calgary, and Fort McMurray.

### **1. Blanket Zoning will not solve the “Housing Crisis”**

Blanket Zoning is a large-scale radical social experiment that started in Auckland NZ and has recently been abandoned because it failed to meet housing objectives. Why is this City wasting time, effort and expense on Blanket Zoning – it will not adequately increase the housing supply since it relies on an unreliable supply of minimal sized parcels of land for imperfect and marginal development schemes.

Council needs a housing program that results in strategic development and construction of a variety of housing styles and types.

### **2. The ‘Housing Crisis’:**

The “Housing Crisis” as defined by the chief planner J. Mueller is based on 84,600 households spend more than 30% of their income on housing is an inadequate analysis of a complex issue.

The housing situation could best be defined as a supply issue and a cost issue affecting both a) market housing and b) social housing. The exact nature of the housing issues need to be investigated to clearly determine the extent of the problem. Market requirements need to be defined including location, number of units, housing types and price range to clearly identify the problem. Based on this, a master plan engaging the capabilities of the local development community is required to achieve results.

### **3. The Housing Cost Issue**

High housing costs affecting affordability are a major issue. Market forces establish housing costs including mortgage interest, financing, architectural & engineering fees, servicing, construction hard and land value. The Federal and Municipal Governments are major contributors to high housing costs::

Increased Demand: Federal Liberal Government’s immigration policies have created excessive demand for housing; the market has responded with higher asking prices for existing properties

Increased Costs: Major areas for increased costs are the following:

- Mortgage & financing costs – The federal Liberal Government increased Mortgage rates from 1.6% to 5.0-6.5% plus and bank borrowing rates have reached 8- 10%
- High Inflation Rates – Inflation increased from 1-3% to 4.3% in 2023 caused by Federal monetary policies, record government debt, poor Canadian productivity and a bloated civil service.
- Carbon Tax: Resulted in significant cost increases in construction material, labour and ongoing operating costs,
- Calgary High Property Taxes: Council unnecessarily introduced its largest tax increase this year further inflating the cost of home renting/ownership
- Liberal Accelerator Fund: - The money came with costly restrictive caveats  
a) Blanket Zoning and b) expensive changes to the building code tied to Climate change

#### **4. Realistic Program for Building Houses:**

There needs to be a realistic program implemented dealing with key areas below:

- Feasibility to determine the specific requirements needed to fulfil the current need for housing.
- Determine number of units, housing types, available lands, implementation plan & schedule
- Coordination with the local development industry to meet the objectives

If this council is serious about meeting the current demand for housing, drop the concept of Blanket Zoning altogether and embrace a realistic implementation program that identifies the specific problems in housing today and sets out a planned action program to deal with them.



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First name [required] Scott

Last name [required] Carey

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] May 2, 2024

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

[required] - max 75 characters 7.2.1

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

Time and again, Calgarians are told blanket R-CG rezoning is a "yes, and" rather than "either/or" policy lever.

If blanket R-CG rezoning is a "yes, and," where is the evidence to suggest the success of the other 97 recommendations of the task force hinge upon the activation of blanket R-CG rezoning? The academic research, according to Dr. Byron Miller, gives no clear indication that more affordable housing stock depends upon blanket R-CG rezoning. In fact, the academic research shows blanket rezoning has exacerbated and worsened affordable housing options in certain contexts.

If blanket R-CG rezoning is not an either/or policy lever, then why is it constantly offered to Calgarians as either blanket R-CG rezoning or status quo? Once again, Dr. Byron Miller's presentation highlighted the possibility to increase affordable housing and densification while upholding the City of Calgary's MDP and LAPs. Indeed, it is possible to upzone the entire city in ways that might see R-C1 areas move to R-C2, or R-C2 to R-CG. Much of this work is already reflected in LAPs. But Calgarians are told this is no longer a viable option.

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

I wish we could explore this option. How can we improve the efficiency of the LAP process? How can we use LAPs to meet the goals of the MDP? How can we improve affordability and increase density in ways that meaningfully engage with Calgarians?

These, too, are policy questions. But there are trade-offs: This approach is slower than blanket R-CG rezoning. This approach might result in less marginal housing supply than blanket R-CG rezoning. This approach might result in higher marginal prices than blanket R-CG rezoning.

What are the marginal benefits in efficiency, supply, and price we stand to gain from a blanket R-CG approach compared to a citywide LAP upzoning process (not status quo)?

I would argue they do not outweigh the costs. The costs of moving away from the LAP process involve losing decades of relationship building and citizen input. Could this process be more efficient? Yes. Could this process be more inclusive & representative? Of course. But those are policy decisions we can work to improve. Let's not cede our control to shape the future of our city to the whims of the market and industry. Let's not risk eroding decades of trust & relationship building with communities. I ask that you vote against blanket R-CG rezoning so that we can invest in citizen-driven ways to upzone and densify our city. A third option is possible.



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First name [required] Mario-Alberto

Last name [required] Iturbe-Calvo

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] May 17, 2024

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

[required] - max 75 characters I am not agree to change my property from RC11 to RC-G.

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

As I said I am in opposition to rezoning my property from R-C1 to R-CG, the main reason why I am living in my community is the nice green areas, not congested streets, enough parking space and no discussion with new neighbours that park out of home, is high value to get free the front of the house. This is quality life.

You can rezone the new communities and leave in peace the current communities, this is your mistake not our mistake. I am a P.Eng with more than 25 years of experience and from what I see you never plan the future, do not come up with unnecessary excuses and justifications about rezoning the current communities.

I do not agree that you spend my paid taxes on this type of action, I prefer that you invest in a better plan for future zones, better communication and transportation options.

Therefore, I would appreciate excluding my property and community from this ridiculous idea of rezoning.

Regards,



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

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First name [required] ricki

Last name [required] sambura

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 29, 2024

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

[required] - max 75 characters R-1 up-zone = failure

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I have listened carefully and researched this R-1 up-zone.  
It will not solve the perceived problem.  
Do not up zone.  
You can now in 120 day up-zone.  
You will still get \$228 million.  
Building 31 story apartments with 7 suites per floor is a better quicker solution.  
Other cities and neighborhoods with R-CG still have a housing problem.  
Housing depends on income, lumber cost, copper cost, interest rate, labor work force.  
You have failed to show up-zone will work.  
Do not up-zone.





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First name [required] Southorn

Last name [required] van der Lee

How do you wish to attend?

What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] Apr 29, 2024

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

[required] - max 75 characters Land Use Amendment Citywide, LOC2024-0017 & Amendments, CPC2024-0213

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am in opposition to this blanket up-zoning. This are more appropriate places where densification can and should done in this beautiful city other than in established communities which only benefits developers.

I request that this go to a plebiscite where the public can vote. Slow down, consult with community leaders.



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First name [required] Karen

Last name [required] Yee

How do you wish to attend?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Apr 30, 2024

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

[required] - max 75 characters Amending bylaw in existing neighborhoods supporting single family homes

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Amending the land-use bylaw in neighbourhoods that currently allow only single-family homes is not the solution addressing the housing shortage. It will only lead to overcapacity of existing community infrastructure such as schools, grocery stores, parking, parks and recreation, utility grid., traffic flow & safety for children. These community infrastructures have already been built based on demographic projections in the past. Council seriously needs to be forward thinking on how high density will lead to shortfall in these other aspects in the existing communities. Maybe you will or maybe you won't solve the housing issue with the rezoning, but you'll wind up with downward pipeline negative consequences where you cannot support the high density with critical services. Concentrate your efforts on high density builds in new areas where you can also build the schools, consider the traffic patterns, medical needs, etc to handle the people that will live there. It's not sustainable in older communities.



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First name [required] Susan

Last name [required] Fankhsuser

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 30, 2024

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

[required] - max 75 characters Upzoning

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I want to express how deeply against upzoning I am. We spent many many hours carefully choosing a home and location and now all that is under threat by this city council and Mayor. Not one single councillor or the Mayor campaigned on this issue and this needs to go to a plebiscite. You have absolutely no right to jeopardize my home which is in effect the biggest investment of my lifetime. You have all been elected to represent the citizens of this city, not too cower to the requests of the federal government. Please do the right thing and at very least put this to a public vote.



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First name [required] Christine

Last name [required] Waiand

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Calgary's Housing Strategy 2024-2030 - Land Use Amendment Citywide, LOC20

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am opposed to the rezoning as it is developers leading the charge to build increased multi family dwellings. I support increased housing availability, but the process should not take away opportunities for consultation or engagement as is currently proposed. Rezoning discussions should happen on a per community basis and not done with a sweeping mandate that essentially gives the city dictatorial control over how many house get built, and when. Housing development should be done thoughtfully and conscientiously, with existing density, access to services like schools and grocery stores taken into account. A blanket approach to rezoning is irresponsible and short sighted.





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First name [required] Jessica

Last name [required] Wiseman

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning

Are you in favour or opposition of the issue? [required] In favour

ATTACHMENT\_01\_FILENAME (hidden) In Support of Higher Density Housing.pdf

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am providing a summary I put together for my neighbours on a specific redevelopment - but it speaks to the reasons I am in favour of the blanket rezoning being proposed by the City of Calgary.

## **In Support of Higher Density Housing**

Recently a number of mail outs have been given for reasons you should oppose higher density housing including those like the one at 2936 Blakison Dr. NW (LOC2024-0089) - but there are many reasons to be in favour - which include lower taxes for you and sustaining the vibrant Brentwood community you love.

### **Opportunity to keeps schools and recreation centres open**

Older suburbs like Brentwood have seen school enrolment fall below targets set by the Calgary Board of Education.<sup>1</sup> Class sizes in grades K-3 have been dropping in our neighbourhood (Brentwood School, Dr E.W Coffin).<sup>2</sup> Allowing for further densification of Brentwood will keep our neighbourhood schools open for all the young families in the neighbourhood<sup>3</sup>.

### **Attracting more local businesses**

Population loss in established communities has made it harder to attract and retain great local businesses. Homeowners and residents will benefit from more neighbours in their communities that can attract and sustain more great local shops, restaurants and businesses.

### **Supports environmental sustainability and reduced infrastructure costs**

Compact developments encourage walking, cycling and the use of public transportation, reducing congestion and carbon emissions. Additionally, Calgary has one of the highest road meters Per Capita of Major Canadian Cities<sup>4</sup>. Over time, this will lead to increased property taxes to sustain the upkeep of our infrastructure with continued urban sprawl.

### **And lastly, the proposed development is already within a designated Transit Oriented Development (TOD) area<sup>5,6,7</sup>**

This development at 2936 Blakiston Dr. NW is within the Transit Oriented Development area as set out in the 2009 Brentwood Station Redevelopment Plan. This plan specifically promotes “high density mixed use development within walking distance of a public transit system.” This is to “make transit more convenient for people and increase ridership.” The whole intent of the TOD is to contribute to a high quality of life across Calgary by creating vibrant, active and interesting neighbourhood centres where people and businesses thrive.

**Please consider adding your comments of support to this development.** Comments can be submitted to:

Setara.Zafar@calgary.ca -- Planning File Manager

developmentmap.calgary.ca (Enter LOC2024-0089 in search bar. Click details tab. Click Comments tab).

1. <https://calgaryherald.com/news/local-news/public-schools-and-special-programs-face-potential-closures-and-relocations>

2. <https://www.cbe.ab.ca/FormsManuals/Class-Size-Survey-Jurisdiction-Report.pdf>

3. [https://www.calgary.ca/content/dam/www/csps/cns/documents/community\\_social\\_statistics/community-profiles/brentwood.pdf](https://www.calgary.ca/content/dam/www/csps/cns/documents/community_social_statistics/community-profiles/brentwood.pdf)

4. [https://www.beltlineyyc.ca/sprawl\\_subsidies\\_forcing\\_services\\_cuts](https://www.beltlineyyc.ca/sprawl_subsidies_forcing_services_cuts)

5. <https://developments.brentwoodcommunity.com/wp-content/uploads/2019/10/BCA-Community-Development-Guidelines-Sept-2019-Final.pdf>

6. <https://www.calgary.ca/planning/transit-oriented-development.html>

7. <https://publicaccess.calgary.ca/lldm01/exccpa?func=ccpa.general&msgID=WTTTrAcrcgKN&msgAction=Download>



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First name [required] Daksheshkumar

Last name [required] Patel

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 30, 2024

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

[required] - max 75 characters Rezoning

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

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First name [required] Valleri

Last name [required] Okos

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Land Use Amendment

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Blanket rezoning is detrimental to city planning and neighbourhood creation



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First name [required] Stephen

Last name [required] Bosch

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] 30.04.2024

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

[required] - max 75 characters 7.2.1 Calgary's Housing Strategy 2024-2030 - Land Use Amendment Citywide

Are you in favour or opposition of the issue? [required] In favour

ATTACHMENT\_01\_FILENAME (hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

This measure promises to enable the market to provide a range of housing options and increase supply elasticity.

Supply elasticity simply means that we can better adjust our housing stock to different levels of demand. When demand is high, we can build more, but when demand is low, there is no pressure to build. We are not forcing anyone to build, only making the market more responsive to the needs of the people.

These two things - range of options, and supply elasticity - are things that make a city desirable for people from around the world. Calgary is in a competition for talent; population growth is flattening around the world and the people we attract to our city today will lay the foundation for its long-term sustainability, both ecologically and economically.

This measure may not be the only building block for improving the quality of life for all people in Calgary, but it is a vital and important one. Please vote in favour of the proposed bylaw.



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First name [required]	Vince
Last name [required]	Walker
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	May 7, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Council meeting - Public hearing RC-G Rezoning
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

The Parkdale Community strongly opposes the land use re-designation proposed by Horizon land Surveys at 739 32 Street NW. This parcel is outside the areas currently identified for higher density in our current ARP and in conflict with the Infill Housing - Massing and Landscaping guidelines in the Enriching Parkdale Design Study recommendations. R-CG allows minimum parking requirements of 0.5 on site parking stalls per dwelling unit and challenges the already strained street parking demand imposed by Foothills Medical Centre staff and patrons. Approving this land use is both premature and unsupported by any local planning principles, as the Local Area Plan for our community is still in progress, and bylaw 125D2024 blanket up zoning to R-CG is in public hearing, and strongly opposed by the majority of respondents at the time of this submission. We ask that the current zoning remain and be respected, as we continue with our community densification and development planning.



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First name [required]	Sean
Last name [required]	Walsh
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Land Use Ammendment - Citywide Rezoning Public Hearing
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am submitting my opposition to the motion because I believe a change of this magnitude should be brought to a plebiscite



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required] Mike

Last name [required] Lussier

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters 7.2.1

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden) Letter to City re Blanket Rezoning 14Apr24.docx



ATTACHMENT\_02\_FILENAME  
(hidden)

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

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Hello.

Thank you for providing an opportunity to comment on the matter of Blanket Rezoning of residential neighbourhoods in Calgary.

I am very aware of the recent challenges of obtaining affordable housing in Calgary (and the rest of Canada as well), and I applaud the efforts of the City of Calgary to address the situation with a view to reducing said challenges.

My concern relates to two main themes associated with the Blanket Rezoning solution currently being proposed by the City: (1) the loss of current neighbourhood character, green space / tree canopy, and traffic calmness/congestion from Blanket Rezoning, and (2) the inability to voice my opinion in a plebiscite on this matter in a similar way to other whole-city impacts such as drinking water fluoride and hosting the winter Olympics.

With respect to neighbourhood character, green space and tree canopy, and traffic calmness/congestion, my concerns are as follows:

-I am concerned that the Blanket Rezoning will ruin the character of many older neighbourhoods in Calgary that currently enjoy single-dwelling homes; these neighbourhoods have evolved over many decades of care and attention from individual homeowners. This care and attention has resulted in well taken care of homes, rich and mature gardens and green spaces associated with those homes, and generally good relations between neighbours as they know they can invest in their homes with changes being adjudicated by the current development plan process. This current process involves considering each new development in the context of the current thinking of members of the neighbourhood impacted during the development plan review. I believe that a Blanket Rezoning approval process will remove the ability of each neighbourhood to continue to curate along the current development path which has been decades in the making.

-I am concerned that the Blanket Rezoning across the entire city will, after studying the various mail-outs and web-based resources available on the topic, greatly reduce green space and tree canopy. I come to this conclusion based on the increased allowable development percentage which will by default result in the removal of green space and tree canopy to accommodate the larger structures being considered. I believe that Blanket Rezoning will lead directly to reduction in green space and tree canopy, which is not aligned with current thinking in helping to reduce the impact of climate change.

-I am concerned that the Blanket Rezoning of neighbourhoods will increase traffic congestion by default as a direct impact of more dwellings per land parcel. More dwellings will lead to more vehicles (not just personal vehicles but ride-share, delivery vehicles, home service, emergency response, and utility company vehicles) which will as a result increase the rate of vehicle-pedestrian and vehicle-bicycle/scooter interactions. I believe that this increase in rate of interactions will result in greater unsafe events occurring.

With respect to my inability to voice my opinion on this matter in a plebiscite, I am very concerned that the Blanket Rezoning initiative, having such a large impact on every citizen



of Calgary, is not available to be commented on in the same manner as other initiatives that impact every citizen in Calgary. Adding fluoride to our drinking water is an immediate example that comes to mind. An additional example is the past decision on whether to host the winter Olympics. I am concerned that City Council is not giving individual citizens a voice on Blanket Rezoning which I believe is just as serious an issue as both fluoride and hosting the Olympics.

In summary, I believe the concerns listed above are sufficient to have City Council reconsider their position on Blanket Rezoning and suspend the current approval process until the matter can be voted on by all citizens of Calgary in a plebiscite.

Thanks again for the opportunity to present my opinions.

Regards...

Mike Lussier



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First name [required] Abhineet

Last name [required] Dhounsi

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 30, 2024

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

[required] - max 75 characters Calgary blanket rezoning

Are you in favour or opposition of the issue? [required] In favour

ATTACHMENT\_01\_FILENAME (hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Implementing blanket rezoning in Calgary to allow for more dwellings can enhance housing affordability and accessibility, promote denser development to address housing shortages, and support sustainable urban growth. Additionally, it can cultivate vibrant communities, encourage walkability, and bolster public transportation infrastructure.



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First name [required] Jaskaran

Last name [required] Sekhon

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 30, 2024

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

[required] - max 75 characters Calgary Blanket Rezoning

Are you in favour or opposition of the issue? [required] In favour

ATTACHMENT\_01\_FILENAME (hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Blanket rezoning in Calgary for more dwellings can increase housing affordability and accessibility by encouraging denser development, addressing housing shortages, and promoting sustainable urban growth. It can also foster vibrant communities, promote walkability, and support public transportation infrastructure.



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First name [required] betsy

Last name [required] mustard

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 30, 2024

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

[required] - max 75 characters housing rezoning

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

These are the first steps towards WEF's "smart cities", where "we own nothing, and are happy" - such a lot of untruths. I ask you just to feel into these thoughts: no green spaces, no access to our mountain and river parks, no visiting family on the other side of the city, let alone in a different province, no solace from the crowds, including all the increased numbers of autistic and emotionally challenged children and adults all of whom need the balancing/ calming influence of walking in the forests or open hillsides, no garden spaces to grow our own food, essential given the obvious shortages in supply already, no access to other supplies from outside our 15 min cities, including machinery, food, gasoline, products to build our vehicles (even smart ones), our homes.. where will these products come from, who will be able to work locally to achieve these tasks, where will our garbage go. These plans are not smart, they are short sighted, showing no wisdom. Where will the water go off the interconnected roofs, but washing down to the rivers, or causing massive flooding - with no "living" soil, with microbes, compost and manure, there's no absorption, no water table, trees die - more fire risk, no way to escape. With big Agriculture using pesticides herbicides, glyphosates, GMO foods and such, our soils are fast depleting, nearly dead, so improved soils are essential for our ecology to survive, for the insects to live to fertilize our crops and fruit trees. Our cattle and poultry are being fed poisoned foods too, their health and ours, declines further. Where will we get good food if our soil is dead and the insects are dead and we can't import it? Oh yes, speaking of taking down the trees - it's convenient that with all the trees cut down to put up these large buildings, there is ever increasing perfect easy access by 5G (GigaHertz or more) to our homes, offices, schools, children's playgrounds etc - all with SEVERE detrimental health effects, and there will be no escape with the satellites circling the earth too. Already our hospitals and Doctor's offices are being stressed by turbo cancers, unexplained neurological illnesses and cardiac influences. EMF has been shown to be a major contributor. Healing comes with detoxing, avoiding EMF's (or changing the frequencies), organic foods, exercise in the open air, clear skies from toxins in the air. There is work to be done, and we need our health to get there, and to work together to find life-enhancing solutions.



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First name [required]

Bev

Last name [required]

Labrosse

How do you wish to attend?

What meeting do you wish to comment on? [required]

Standing Policy Committee on Community Development

Date of meeting [required]

May 3, 2024

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

[required] - max 75 characters

BLANKET REZONING

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT\_01\_FILENAME (hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

THIS IS A TERRIBLE IDEA. WE ARE JUST GIVING DEVELOPERS A FREE REIGN ON CONTROLLING OUR NEIGHBORHOODS AND GETTING EVEN RICHER, WHILE OUR COMMUNITIES SUFFER.



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First name [required] Angie

Last name [required] Harley

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Citywide re zoning

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

This will not solve any housing shortage issues. It will be to the cultural detriment of existing communities. The residents of the existing communities purchased homes with the present zoning in place. This rezoning will cause an exodus of these residents. It is a violation of the confidence put in the city of Calgary to uphold their existing laws and community culture, the reason they purchased their homes in this city to begin with.



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First name [required] Tim
Last name [required] Schaefer

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 30, 2024

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

[required] - max 75 characters Rezoning for Housing

Are you in favour or opposition of the issue? [required] In favour

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

Calgary is in a housing crisis; more supply needs to be built to match demand. Calgary also has a revenue dilemma. After several successive tax increases and despite having relatively low property tax, Calgary taxpayers have very low tolerance for further increases. The only path forward to address both is to build more homes within the city's boundaries. Spreading costs across more households will lower taxes. It's a win-win.

The challenge though is far too much of the City today is zoned R-C1 and R-C2. Calgary is not balanced. It has a very low supply of "missing middle" housing. These homes are very comparable if not identical in their size and dimensions of R-C1-C2 homes and fit very well.

From a personal perspective, when I was ready to purchase a home after renting an apartment, I found the jump to a SFH too great. I wanted a ground level door but found townhouses were in very short supply and SFH were too expensive. Fortunately, I was able to find a townhouse in the early 2000's, but the supply of townhomes remain in very short supply today. We need many more and we need them in existing neighbourhoods.

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

The most common reason in opposition to Rezoning for Housing is parking. People fear that the increase in density will result in on-street parking not being readily available. I don't agree that this is such a serious issue that it should prevent rezoning from occurring. Creating more homes for people to live in is more important. That said, the reality of the situation is the City is to blame for this perception. City Council continues to stall on developing viable alternative to driving. As a result, many people cannot see any other viable way to move about the city other than in a vehicle.

I strongly encourage City Council to approve Rezoning for Housing and at the same time I encourage City Council to support viable alternatives to driving. Specifically, you must refine Calgary Transit service to provide high frequency service, and you must increase funding and set an implementation plan and schedule for the 5A Network. Demonstrate to citizens that you are serious about providing viable alternatives to driving.

Thank you.



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First name [required] Wing yi

Last name [required] Poon

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] 2024/4/22

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

[required] - max 75 characters Land Use Amendment Citywide (Rezoning) Public Hearing

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

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First name [required] Shannon

Last name [required] Hayden

How do you wish to attend? Remotely

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden) Letter to City of Calgary - April 30 2024.pdf





ATTACHMENT\_02\_FILENAME  
(hidden)

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

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**Shannon Hayden**

(403) 863-8965

shannonmbenson@gmail.com

30th April 2024

Dear City of Calgary Councillors,

Having lived in high density apartments in the Middle East for 10 years, and as a condo owner in Kensington, I value the attraction of high density and diverse housing styles within a community. I fully appreciate the initiative of Council to address overall affordability challenges our city is currently facing; however, blanket rezoning to all communities within the city and amending land use bylaws is not the correct solution in the short nor long term. This was not a policy that was campaigned on either.

As a teacher of Grade 6 students, I will use the metaphor of my classroom that consists of students compared to our city that consists of neighborhoods. As a teacher, my goal is to optimize the growth of each student while caring about the well-being of each individual and class as a whole. As a city, the same holds true. Addressing any problem with a blanket solution is not respectful to individual needs and differences, nor is it an effective means to an end goal. Furthermore, removing the ability for the public to weigh-in on changes to their neighbors property (outside of an official appeal) is akin to removing the ability for parents to contact their teacher with concerns or comments.

Increased home choices for residents of Calgary, with affordable options for those less fortunate or starting their career is something that has to be carefully and deliberately planned for. There have been many extremely well-informed citizens who know far more than me about those options. A few compelling presentations that I believe warrant further consideration are Bryon Miller and the joint letter signed by over 14 community associations.

I hope you listen to the vast number of residents of Calgary who are strongly opposed to the idea of blanket rezoning by relooking at a different solution to increasing the supply of homes in the city. Calgary has been a wonderful city to live in and move back to after years away. I hope my toddler and baby will be able to live in a city with a variety of homes, with single family only neighborhoods as an option for them and further generations to choose.

Sincerely,

Shannon Hayden



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First name [required]	Dawn
Last name [required]	Munro
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Land Use Amendment - Citywide Rezoning Public Hearing
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Blanket rezoning is not appropriate for all districts in Calgary. Allowing for duplexes, 4 plexes, 8 plexes, and larger units with heights of 11 meters, regardless of lot location or community is a bit ridiculous. You are changing the landscape and communities that people have lived in for many years, or even recently purchased based on the existing community. The suburbs are not going to see the same disruptions as the inner city communities and the value of the properties of those living inner city will plummet unfairly as a result as well. I'm all for more affordable living options but over population of the inner city communities isn't going to solve the problem, the multiplexes for sale today in these communities are priced at \$600,000+. Rent for basement suites/secondary suites are being advertised for 1,750+. Parking is also a huge concern in these communities already. Some inner city streets are seeing multiple single family home being torn down and 8+ units being built (including basement suites/secondary suites) with minimal parking on the lots. The garbage and recycling bins of this increased number is also a problem, given most of these communities have back alleys in which the bins occupy space. The original plan for these multiplexes were for busier streets/through ways and corner lots. That plan makes a lot more sense than every single lot on every single street in every single community now a developers get rich plan. The proposed blanket changes don't solve the housing shortage/high pricing issues, but it does allow developers or those with money to take advantage of an unfortunate situation. At a minimum there should be a cap for how many of these over height, multi-units can be built within a city block, as to not crowd out the existing residents or be detrimental to those already in a community.



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

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First name [required] Jacqueline

Last name [required] Wong lam

How do you wish to attend?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] May 1, 2024

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

[required] - max 75 characters My objection to mass re zoning

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I dislike this idea to blanket re-zoning since every community is different. We cannot apply massive change like this and impacting the house price the land value and suddenly increase our density without our consent because this lowers my living quality and will have issues for robbery and stealing's.



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First name [required]	Kim
Last name [required]	Turner
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	May 1, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	I am 100% in disagreement with the rezoning bylaw!!!!!!
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

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First name [required] Tyson

Last name [required] Matchett

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 24, 2024

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

[required] - max 75 characters Rezoning project Calgary 2024 for more low income housing.

Are you in favour or opposition of the issue? [required] In favour

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

We need more low income housing and homes for people to be able to live. The rental rates are extremely high and there is no cap in calgary which makes it very difficult for its citizens to be able to provide for themselves and/or their families. I lost my job last year and had to move after living there for 7 years. It was a 2 bedroom apartment close to amenities and I now live in a basement suite 3 neighborhoods away living in a 1 bedroom and paying the same. It has affected me mentally and emotionally having to live with 5 other people and their 5 cats when i had a place for myself and my 1 cat. I cannot afford anything more as my expenses for bills a month reach nearly \$3000 and most places are asking \$1600 per month minimum. I miss my place and being able to live on my own. I miss having my own space that was affordable and suitable. I will never be able to afford a home/mortgage so i know i will always have to rely on renting. There are so many people in calgary who are homeless an less fortunate then so many others especially in nice neighborhoods. Please do whatever it takes to get this rezoning to go thru. Dont let the few others stop what is hurting so many more from having a good life of their own.

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First name [required]	Jonathan
Last name [required]	Hope
How do you wish to attend?	Remotely
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	May 2, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	City Wide Rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Public Hearing Letter for Jonathon Hope - May 1.docx



ATTACHMENT\_02\_FILENAME  
(hidden)

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

See attached letter.

May 1, 2024

Your Worship and Members of Council

RE: Blanket Upzoning Public Hearing April 22, 2024

I live in the community of West Springs at 11 West Cedar Pl SW. My parcel and the vast majority of our community is designated R-1 Residential – One Dwelling District. The proposed land use redesignation will change our community to R-G, Residential – Low Density Mixed Housing District.

We are located in the Developing Area, even though our homes were constructed in 2006 and our community is almost fully developed. We are about to have the new uses of Rowhouse, Backyard Suite, Secondary Suites, Semi-detached Dwelling, Duplex Dwellings allowed as permitted uses. This R-G land use district will also allow a subdivision for carriage house lots. This change is far to severe. We will not be able to comment on any new development.

This land use change will treat our community the same as the “greenfield”, newly emerging communities on the edge of the City. We are requesting the same protection and ability to comment on these new forms of development as do the residents of the communities located in the Developed Area, such as Killarney, Westgate, Glenmorgan etc.

My neighbours and I have been involved in the subdivision of a 15 metre (50 feet) wide by 182 metres (597 feet) long parcel in our neighbourhood. It is located between the rear yards of two rows of single detached houses. Three years ago, this parcel was proposed to be subdivided into four (4) parcels which was refused by the Subdivision Officer and the Subdivision and Development Appeal Board. This year, the same parcel was proposed to be subdivided for three (3) parcels and this was approved by the Subdivision Officer. There has been no measurable difference between the two applications.

Now we will have three houses and three suites allowed on this parcel under the R-1s land use district. We confirmed with the Planner, should this land use amendment proceed to R-G, we will be looking at row houses (at least) four on each of the three parcels all as a permitted use. There is a possibility of a Secondary Suite for each of the row house units. Where we had one house, we now are facing the uncertainty of building form yet alone not being able to determine the possible number of dwelling units.

We will not be able to comment on any development on this parcel, the rules of the R-G land use district will provide for a much larger building envelope with minimal setbacks and much taller buildings that allowed in the R-1 land use district and will be much larger than any surrounding form of development.

Any new form of development in our community will not be compatible with our existing built form, nor will it compliment our existing houses and our existing townhouses or rowhouses strategically located in our community.

In conclusion, myself and my neighbours urge Council to reconsider the implications of redesignating existing intact communities located in the Developing Area to R-G land use district which would allow new development in the form of Rowhouse, Backyard Suites, etc. as permitted uses.

We deserve a right to have an input into new development proposed on existing lots just the same as those residents in the Developed Area. We feel the same impacts and do not wish to have our rights, afforded us under the Municipal Government Act, taken away by the blanket redesignation to R-G, Residential – Low Density Mixed Housing land use district.

We urge City Council to reconsider the blanket R-CG and R-G land use districts and their application in the Developing Communities.

Respectfully submitted,

Jonathan Hope

11 West Cedar PL SW



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First name [required] Scott

Last name [required] Carey

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning Proposal

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

Time and again, Calgarians are told blanket R-CG rezoning is a "yes, and" rather than "either/or" policy lever.

If blanket R-CG rezoning is a "yes, and," where is the evidence to suggest the success of the other 97 recommendations of the task force hinge upon the activation of blanket R-CG rezoning? The academic research, according to Dr. Byron Miller, gives no clear indication that more affordable housing stock depends upon blanket R-CG rezoning. In fact, the academic research shows blanket rezoning has exacerbated and worsened affordable housing options in certain contexts.

If blanket R-CG rezoning is not an either/or policy lever, then why is it constantly offered to Calgarians as either blanket R-CG rezoning or status quo? Once again, Dr. Byron Miller's presentation highlighted the possibility to increase affordable housing and densification while upholding the City of Calgary's MDP and LAPs. Indeed, it is possible to upzone the entire city in ways that might see R-C1 areas move to R-C2, or R-C2 to R-CG. Much of this work is already reflected in LAPs. But Calgarians are told this is no longer a viable option.

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

I wish we could explore this option. How can we improve the efficiency of the LAP process? How can we use LAPs to meet the goals of the MDP? How can we improve affordability and increase density in ways that meaningfully engage with Calgarians?

These, too, are policy questions. But there are trade-offs: This approach is slower than blanket R-CG rezoning. This approach might result in less marginal housing supply than blanket R-CG rezoning. This approach might result in higher marginal prices than blanket R-CG rezoning.

What are the marginal benefits in efficiency, supply, and price we stand to gain from a blanket R-CG approach compared to a citywide LAP upzoning process (not status quo)?

I would argue they do not outweigh the costs. The costs of moving away from the LAP process involve losing decades of relationship building and citizen input. Could this process be more efficient? Yes. Could this process be more inclusive & representative? Of course. But those are policy decisions we can work to improve. Let's not cede our control to shape the future of our city to the whims of the market and industry. Let's not risk eroding decades of trust & relationship building with communities. I ask that you vote against blanket R-CG rezoning so that we can invest in citizen-driven ways to upzone and densify our city. A third option is possible.





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First name [required] Jacob
Last name [required] McConnell
How do you wish to attend?
What meeting do you wish to comment on? [required] Council
Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

Are you in favour or opposition of the issue? [required] In favour

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

Hello,

First, I'd like to thank the City Council, Mayor Gondek and the administration for making this forum available for citizens such as myself to comment on this issue.

12 years ago, I moved to Calgary from Montreal. Except for one year, I've been here since. That year of exception was 2022, during which I was living in Nanaimo. Some explanation: my partner and I had decided to move from Alberta to BC, to give ourselves a change of pace and see what 'Island Life' was all about. I work in film and video production and she works in public health. We are both in our thirties.

After about a year, we came to realize that we were more inclined towards the amenities, employment opportunities and lifestyle that a bigger city could provide and we began looking away from Nanaimo towards Victoria and Vancouver. While finding work would have been no issue for either of us, it was finding a place to live that proved to be the more difficult task. We were looking to rent, with the intention of saving to buy a home. It didn't take long to realize that both Victoria and Vancouver held very little chance of us being able to do so, without having to both work two jobs and severely lessen our quality of life.

Finding an affordable place to rent was difficult enough, so we plugged all our same requirements into a search for places in Calgary and sure enough, there was far more latitude in terms of our budget, needs and frankly, more availability overall. It was a no-brainer, so we moved back.

This was back in August 2023, and since then, it's no secret that Calgary's population has, and will, keep growing and the availability of places to rent and places to live has lessened and lessened. We're still aiming to buy a house eventually, but that possibility seems to be becoming far more of an uphill battle in terms of how much we'll have to save, and whether anything viable will be available by the time we're ready.

The housing crisis is real: we've seen what it looks like in its heightened form in BC, and it's not pretty. It's also happening in Calgary, and if it worsens to the point it has other provinces, we'll all be equally the worse off for it. For this reason, I support the RCG rezoning and any strategy that helps lessen the affordability and availability effects of the housing crisis.

Thank you

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



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First name [required]	Bob
Last name [required]	Schmal
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	May 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Rezonung
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	



ATTACHMENT\_02\_FILENAME  
(hidden)

Rezoning.docx

My name is Bob Schmal and I live in ward six.

I am against rezoning.

Not one single resident will benefit from rezoning. But the City will.

The City says that their objective is to provide more affordable housing by replacing single family homes with multi family homes. They want to pack us in like sardines.

Rezoning will create more high value homes, not more affordable homes. The older communities have the highest priced homes and building homes there will result in more expensive homes.

The City is not being honest about what they really want to do. Their sole objective is to reduce urban sprawl and increase the city's density. Period. They want to build up and not out. And they are trying to ram this down our throat.

The City has been pushing density for a long time. It starts with secondary suites and ends with destroying our neighborhoods. Rezoning will increase the City's tax revenue and decrease their operating and capital costs. Financially this is the best option for the city. It's less expensive than building out.

But what about the residents? The City says that we have a housing crisis, and we need more affordable homes, but they are building more expensive homes. This is not helping anybody.

If you want to provide more affordable homes, then build more affordable homes.

Residents have been loud and clear – keep building homes in new communities and keep the existing zoning bylaws. This will ensure that we continue to build new homes where it is best for the residents. You can increase density, but it must be in the right locations.

We have heard from the younger generation. They cannot find an affordable place to buy or rent. They would like to live in a more affordable home. The City has led them to believe that rezoning will provide them with affordable housing. Unfortunately, it will not. Rezoning will result in more expensive homes. The City should be ashamed for misleading people and giving them false hope.

So how can you provide more affordable housing for the younger generation and all those people that just need to put a roof over their head?

Interest rates and the supply of affordable housing have a direct impact on affordable housing. People want to buy houses in the \$250,000 to \$350,000 Range. So, create more housing in this range.

Subsidized housing is one solution.

The City currently operates 10,000 affordable housing units for 25,000 low and moderate income Calgarians, in need of non-market rental housing. There

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

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Subsidized housing is one solution.

The City currently operates 10,000 affordable housing units for 25,000 low and moderate income Calgarians, in need of non-market rental housing. There are 7,000 people on the waitlist. The City has extensive consultation with the community to ensure the developments are well integrated into existing neighbourhoods.

The City is planning on building three hundred units per year. I suggest that we increase it to six hundred units per year. This will help 1,500 people buy or rent a home.

To say that somehow the older generation must step aside and provide cheaper homes, is nonsense. City Council relies too much on consultants and academics. Rezoning is a solution looking for a problem. You need to get back on track.

Urban sprawl is not a bad word. Cities will naturally evolve over time. Planning is key to expanding the city in a controlled and thoughtful manner. The City needs to think more about the well being of its residents and less about what is good for the City.

If the City were a company and we were the shareholders, we would be voting to replace eight board members, because they only have their own very narrow interests at heart.

Please vote No to rezoning.

Thank you.



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First name [required] Vivien

Last name [required] Jonathan

How do you wish to attend?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] May 2, 2024

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

[required] - max 75 characters Meeting re- Blanket Re Zoning to RC3

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Re: public hearings on Planning Matters. I am opposed to the council proposition for Blanket Re-Zoning of Calgary per the public Hearing which is ongoing. This blanket re-zoning is not going to reduce housing prices either to buy or rent. It will eventually increase the volume of housing but that is all.

I face a public park with playground and am close to the Southwood Community Library. I love this neighborhood. It is easy walking, Close to amenities and schools. We already have mixed density areas in this established neighborhood. My house was built in 1960.

The situation is this: If a developer were to purchase the average house in my crescent today, he/she would pay on average \$550,000.00 to \$700,000.00 for a property. To turn it into a duplex for example- it would have to be demolished- and we all know there is a large cost to do that, and an environmental effect that is not favorable. Then he has to remove trees, likely killing neighbor's trees in this well established treed neighborhood. The water sewer and electricity would have to be upgraded for Duplex or Fourplex or whatever he decides. There is no way he will sell the resulting structures for less than \$600-700,000 EACH. You know this!!! Why are you misleading young and new Calgarians!! While this will eventually increase the volume of residences, it will not reduce the selling price NOR the rental price!! When all is said and done the developer needs to make a decent profit!!! It is called ROI! "Return on Investment!" And then comes the traffic issue. Yes we are within walking distance to the C-Train. There is now an 86 unit apartment building under construction at the corner of Southland Drive and Elbow Drive SW. They have underground parking for 86 residences' vehicles. What happens when those people have visitors- yes they will be parking in the library parking along Springwood and Sussex. All houses on Springwood Drive and the 5 crescents that peel off Springwood Drive have but ONE access to Elbow Drive.

You, the City of Calgary, own all kinds vacant land. I heard Becky Poschman give her submission on the first day. She was right. Why do you not develop low cost low cost CITY apartments and residences along the C-Train and transit routes. Now that would increase units for students and newcomers. LASTLY: I see that Trudeau paid a quiet visit to you and has offered over \$250 million to you for this initiative: SHAME ON YOU!.





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Form fields: First name [required] Victor; Last name [required] Cho; How do you wish to attend?; What meeting do you wish to comment on? [required] Council; Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for housing

Are you in favour or opposition of the issue? [required] In favour

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I know the main reason for rezoning is to make more housing available and affordable. I noticed that 255, 325, 375, 455 Quarry Way are currently a large vacant land since 2015 that is owned by Remington Corporation. They have been promising to build high end condo imminently on each of these vacant since 2015. I am not sure of the history prior to 2015 as I did not take an interest regarding this said land. There is no information on your Rezoning Interactive Map.

I am wondering if the city can take a more active approach to either buy this land or facilitate the sale of this land or get the owner to build condominium in these vacant land. Ideally it is more affordable. Even building the high end units as they proposed, it will ease the demand and hopefully bring the down the final sale price when there is a bidding war. I don't see any benefits in leaving this land vacant indefinitely. I feel this is a good opportunity to find a way to remove barriers (whether to offer incentive or change rules for developers with vacant land...) so a developer can start building on this land within the year.



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First name [required] Kelden

Last name [required] Formosa

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] May 2, 2024

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

[required] - max 75 characters Calgary's Housing Strategy 2024-2030 - Land Use Amendment Citywide, LOC2024

Are you in favour or opposition of the issue? [required] In favour

ATTACHMENT\_01\_FILENAME (hidden) jellybean.png

ATTACHMENT\_02\_FILENAME  
(hidden)

erlton.png

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

Our city is growing and we need more housing, including in already built-up areas. Blanket rezoning will enable more homes to enter the market, and will make it easier for property owners to decide how they should use their land to provide the most housing possible. Council should allow more housing to be built on lots across the city, which is why I support blanket rezoning.

Having said that, like many Calgarians, I am concerned about the loss of heritage values, aesthetics, and mature trees in established neighbourhoods. These are a part of quality of life and they should be preserved, even as we build new housing. To do this, the city should afford density bonuses to developments that uphold the historic character of our inner-city neighbourhoods, and that include common local and vernacular architecture styles such as craftsman-cottage, neo-gothic, Victorian, Tudor revival, Georgian, Regency, and prairie styles. Similarly, the city should discourage developments that reflect the modernist "international" style, which undermine heritage and aesthetic values and changes the architectural character of our established neighbourhoods. The market will respond to incentives supporting more traditional styles, and many Calgarians will welcome new developments that provide new homes while enriching the historic character of their neighbourhoods. I suspect much of the opposition to rowhomes and fourplexes would dissipate if people knew that the new homes in their neighbourhoods were going to look more like Garrison Woods or Mission, and less like the ugly new Hub building near 16 Ave NW and Crowchild Trail. I have attached two examples of already-built dense housing that I think people would welcome.

Thank you for considering my opinion.







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Form fields: First name [required] J, Last name [required] Brown, How do you wish to attend?, What meeting do you wish to comment on? [required] Council, Date of meeting [required] May 7, 2024, What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here.), [required] - max 75 characters Rezoning, Are you in favour or opposition of the issue? [required] In opposition, ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I opposed to the rezoning of established communities including my community, Beddington Heights for a few reasons.

I feel that the time for me and other Calgarians was little to no time to read the facts about rezoning and compile our comments/opinions. My community or a community nearby did not have an open house. The closest open house was Ranchlands which is quite far from my community on the east side of Nose Hill.

I would like the potential for rezoning certain communities in Calgary is opened again (for at least a year) so that more time is given to the people of a community that will be potentially rezoned (including an open house in a community with a notification a month prior to the open house).

I choose my home since I have view of Nose Hill from my house, and I can see the sky from my home. The maximum height of a potential home as part of the rezoning in my community will be 11 meters. A typical 2-storey home is 6 to 7.6 meters. The height of a potential home as part of the rezoning is too high.

To change from a single dwelling home to a duplex etc. will increase the traffic on my street, parking will be horrific since presently parking on my street is first come first serve and even to the point that there is no parking in front of my home by neighbors and there is a potential that my road would be torn up to increase the size of sewer and water lines and this would cause my road to be closed and/or no water to my home from a water pipe but a truck.

A low-income family will not be able to afford a \$800,000 home (an infill duplex in Confederation area costs \$800,000 per side). The rezoning plan to go from a single dwelling home to a two-storey duplex will not accommodate a low-income family. It would increase the amount of money going to the City of Calgary for the property taxes. This is the only benefit that I see. This would be no benefit to the people in the community. To decide to rezone in one community of the city and not in the other community is an injustice to older communities that have put a lot of time and effort promoting their committee with the style and pleasantry of that community.





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First name [required] Kathy

Last name [required] Danielson

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] May 2, 2024

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

[required] - max 75 characters The Calgary City Blanket Rezoning

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

As a woman, and a citizen born in Canada, I state that I am STRONGLY OPPOSED to this concept of Blanket Rezoning across the city. I am proud of my neighbourhood and have been a proud Calgarian for many years. This blanket rezoning, is not, in my opinion, for the betterment of the city. Certainly not for the citizens/voters of Calgary. Perhaps the developers applaud such a bylaw. Perhaps other interested parties, farther afield, are working to strengthen their agendas. In my view the federal Liberal government is over-reaching their authority by offering 220 million dollars of taxpayers money (my money also) to Calgary city, IF, you vote yes on this proposal. That is completely wrong. No one asked me if my taxpayers dollars could be spent in this blanket rezoning. Citizens are told that we need more "affordable housing." True, because governments at various levels have promoted a lack of appropriate housing for decades, therefore we have this "housing crisis." Ask the federal government to stop inviting the hugh numbers of immigrants to Canada: One federal govenrntment website stated that there were approx. 500,000 immigrants to Canada in 2023....and that is just the tip of the iceberg. Where are these people expected to live when we have such a "housing crisis." Many other factors, such as increased taxes, force citizens into very difficult financial situations. I do not see how blanket rezoning will improve our quality of life, sustainable neighbourhoods, etc. IF this rezoning, as proposed, is in the best interests of all citizens of Calgary, I believe that Mayor Gondek and city Councillors will vote to put this to a plebisite. IF so, I firmly request that the plebisite question is CLEAR, UNDERSTANDABLE, and EASY TO FIND on the ballot. (not like the HIDDEN FLOURIDE question at the last municipal election). Such a wide-sweeping bylaw change such as this MUST be well understood by voters, so clear understanding of this topic will be needed by the voters. This bylaw need not be a "rush and push" situation such as our mayor and councillors are seemingly pursuing. NO, NO, and NO to this blanket rezoning. Thank you.



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First name [required]	Bob
Last name [required]	Schmal
How do you wish to attend?	Remotely
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	May 2, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Rezoning.docx

ATTACHMENT\_02\_FILENAME  
(hidden)

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

My name is Bob Schmal and I live in ward six.

I am against rezoning because it will not benefit the residents.

The City says that their objective is to provide more affordable housing by replacing single family homes with multi family homes. The City believes that higher density will result in more affordable housing.

The City's objective is to reduce urban sprawl and increase the city's density. They want to build up and not out.

The City has been pushing density for a long time. It starts with secondary suites and ends with slowly eroding our quality of life. Rezoning will increase the City's tax revenue and decrease their operating and capital costs.

But what about the residents? The City says that we have a housing crisis, and we need more affordable homes. Well then build more affordable homes.

Residents have been loud and clear – build more affordable housing in new communities and where it makes sense in existing communities.

We have heard from the younger generation. They cannot find an affordable place to live. So, provide them with a place to live.

The City currently operates 10,000 affordable housing units for 25,000 low and moderate income Calgarians, in need of non-market rental housing. There are 7,000 people on the waitlist.

The City is planning on building three hundred units per year. I suggest that we increase it to six hundred units. This will provide 1,500 people per year, with affordable living.

If affordability is the issue, then affordable housing is the answer.

Please vote no to rezoning and yes to increasing the budget for affordable housing.

Thank you.

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Please vote no to rezoning and yes to increasing the budget for affordable housing.

Thank you.



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First name [required] Barbara (a woman)

Last name [required] Minard

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] May 2, 2024

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

[required] - max 75 characters Rezoning for Housing

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I oppose the City of Calgary's city wide rezoning scheme, especially for old neighborhoods. The changes to zoning in the past 5-10 yrs has completely changed the character and sustainability of these neighborhoods. The footprint of buildings vs natural space ratio is unsustainable. It has created serious drainage problems when we have massive rain event in short periods. New houses are too tall (11 meters). The massive footprint of buildings and heights of buildings blocks or even eliminates direct sun light which impacts the ability to grow plants and support the natural ecosystem. With sky rocketing prices for daily essentials, with no end in sight, people need to have more space on lots to be self sustainable by growing their own food. With what we've already seen happening in neighborhoods with this mixed housing options, this next generation of rezoning is going to be disasterous, especially to the old neighborhoods. Absolutely NO to R-CG zoning.



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First name [required] jeffrey
Last name [required] mooney

How do you wish to attend?

What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] May 2, 2024

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

[required] - max 75 characters 7.1 glenmore landing

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden)





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ATTACHMENT\_02\_FILENAME  
(hidden)

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

please re-consider your proposed plan for Glenmore Landing development as well as the rezoning of Calgary for more multi dwelling units. both will lower the standard of living in Calgary as well as add to the infrastructure and transportation issues we already face on a daily basis now. we also need to preserve our parks and green areas. thank you



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First name [required] Blair
Last name [required] Shunk

How do you wish to attend?

What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] May 3, 2024

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

[required] - max 75 characters Blanket rezoning

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

The policy of densification should not be applied without oversight across the city. In my opinion the development requires detailed examination before construction occurs. For example the phase 1 of the Glenmore Landing project is going ahead, despite the cities prior guidelines not to build this type of project, and against the wishes of local residents.



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First name [required] Peter

Last name [required] Scholz

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters City-Wide Rezoning

Are you in favour or opposition of the issue? [required] Neither

ATTACHMENT\_01\_FILENAME (hidden) Options for Municipal Revenue.pdf

ATTACHMENT\_02\_FILENAME  
(hidden)

Mayoral Presentation.pdf

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

I am arguing the rezoning program as proposed is focused on the symptoms and not the underlying structural issues. I will speak briefly to the attached documents.

# Options for Municipal Revenue

Peter Scholz, Land Use Planner, Cairnstone Planning  
Gian-Carlo Carra, Alderman Ward 9, City of Calgary

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## 1 ABSTRACT

KEYWORDS: INFRASTRUCTURE FINANCE, MUNICIPAL FINANCE, MUNICIPAL REVENUE, PROPERTY TAX, ROAD TOLLS, SPRAWL, SUSTAINABILITY, TAXATION, URBANISM, URBAN LAND ECONOMICS

Municipal taxes have impacts on land use. Disconnection of revenue generators (income makers) from costs creates externalities. Externalities are costs not noticed or causing impact to an initial user of a good or

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service; for example, drivers typically do not pay directly for road maintenance, or air or noise pollution. Overuse or unnecessary use patterns tend to trend proportionally with the size of externality. The driving example in particular has significant impact on urban land use, since driving-based externalities are disconnected from costs. The result is sprawl. This conclusion is strongly supported by past research.

Using for context the City of Calgary, the authors summarize 34 municipal revenue generation tool types. These are qualitatively evaluated against 17 values-based performance measures. Our findings suggest need for greater taxation on:

1. the portion of property tax related to land value,
2. road use,
3. conversion of greenfield sites, especially agriculturally valuable lands,
4. parking lots, and
5. those types of construction that are designed to only meet minimum regulatory requirements.

Our findings suggest need for lower taxation on:

1. the portion of property tax related to property improvements (especially those that meet higher aesthetic or sustainability standards), and
2. Property wealth tax.

There should also be less reliance on bulk monetary transfers from provincial or federal governments (meaning that such bulk transfers would be replaced with municipal revenue generators while corresponding provincial and federal taxes would be reduced). Related to this is an argument that the capital gains portion of income taxes should be remitted entirely to municipalities, as it is local decisions that have the most impact on property value increases.

Other municipal generators have potential utility in different contexts.

## 2 THE HIDDEN SUBSIDIES OF METROPOLITAN SPRAWL

Canada's national deficit on municipal infrastructure maintenance, according to the Canada West Foundation, is running in the range of \$40 billion, and the Calgary portion of that is proportional to its population. It is clear that a much of the case for this is that current systems of revenue generation<sup>1</sup> are disconnected from municipal expenditures, creating large indirect subsidies<sup>2</sup> from the core area to the suburbs (Slack, 2005), which promotes geographic expansion of built-up areas<sup>3</sup>.

According to the course "Urban and Real Estate Economics", offered by the University of British Columbia (2003, 7.5),

"... there are systematic forces that cause developers to convert agricultural land at the edge of the city to urban uses too quickly or in excessive quantities.... First, it seems likely that there are external benefits associated with preserving open space in cities. For example, residents may value having access to undeveloped areas near the city for aesthetic reasons. These positive externalities

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<sup>1</sup> A tax is one form of a revenue generator. However, for brevity, through much of this paper the term "tax" is used as a synonym for "revenue generator".

<sup>2</sup> Although many sources are cited, the following provided overviews informing our arguments: Allmendinger, 2006; Alterman, 1989 & 2012 (key source); Beato, 2000; Bento, 2010; Blais, 2010 (key source); Bozeman, 2007; Cheshire, 2002 & 2004; Evans, 2002; Fischel, 1985; Fletcher, 2010; Frank, 1989; Freebairn, 1987; Frisken, 1994; Glaeser, 2009; Greenway, 2006; Harris, 2004; HCPlanning, 1999; Hotzclaw, 1994; Kelly, 2002; Kitchen, 2002; Kolaniewicz, 2001; Madge, 1946 (key source); Mazza, 2000; Pagano, 2011; Pindyck, 1998; Sandel, 2009; Speir, 2002 (key source); Slack (2002-7); Stiglitz, 2010 (key source); and Brundtland Commission, 1996.

<sup>3</sup> See Ploeg's 2008 discussion, on behalf of Canada West Foundation, in Appendix A.

would be ignored by individual property developers, and this would lead them to preserve too little open space. Second, it may be that new development does not pay a fair share of the costs that it imposes on municipal governments. Property taxes are the main source of revenue for most local governments, and property tax payments may not accurately reflect the costs of providing infrastructure and other public services to new residential development.

Unless other charges or fees are levied on new developments, development costs may be too low, and this would cause developers to convert too much land from agriculture to urban uses. The third, and undoubtedly the most important, source of land market failure is related to the problem of traffic congestion. Auto use generally involves a negative externality. When an individual chooses to travel on a congested road, he or she does not account for the impact of her choice on the travel times of other drivers.

In the absence of congestion tolls, or some other policy designed to internalize this externality, the result is that auto travel in cities is underpriced — it is too cheap to travel by car — and consequently the level of auto travel in cities is inefficiently large.

This inefficiency also impacts the market for land. Of course, the cost of travel is an important determinant of land rent, land use, and city size. We know...that a decrease in commuting costs causes a city to decentralize...This implies that the inefficiently low cost of commuting by car causes our cities to be too spread out, just as the critics of urban sprawl suggest.

There are a variety of policies that could address these problems. Generally speaking, it is best from an economic perspective to address each problem directly. So, to preserve open space we could tax the conversion of land from agriculture to urban uses, to correct the underpricing of infrastructure and public services many jurisdictions impose additional fees (called impact fees or development cost charges) on new residential development. To correct the problem of traffic congestion, we could impose congestion tolls on travel on congested roads at peak times.”

The ramifications are neutral politically. We believe the most cost-effective forms of development are also those that have the most positive environmental and social outcomes.

All of our tax concepts are considered possible within the context of the existing Municipal Government Act of Alberta, S. 353-387 & S. 391-409.

### 3 VALUE-BASED PERFORMANCE MEASURES

#### 3.1 APPLICATION OF VALUES TO CREATE THE PERFORMANCE MEASURES

(Kelly, et al., 2002) defined these performance indicators and public values. Appendix C1 discusses these at length.

<p>Key Performance Indicators (KPI's) are:</p> <ul style="list-style-type: none"> <li>• Outcomes</li> <li>• Services</li> <li>• Trust</li> </ul>	<p>Public Values are:</p> <ul style="list-style-type: none"> <li>• Sense of Community</li> <li>• Health/Wellness</li> <li>• Multigenerational Outlook/ Equity/Fairness</li> <li>• Stress Avoidance</li> <li>• Security</li> <li>• Happiness</li> </ul>
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The 17 Performance Measures were designed by the authors to fit within Kelly’s framework by using a number of sources including our expertise, writings by Ploeg of the Canada West Foundation, and Mintz (2005). Appendix C2 lists detailed definitions. They are categorized by administrative complexity, financial implications, impacts on sustainability and investment risk tolerances, and public response.



Table 1: 17 Performance Measures

Performance Measure	Related KPIs	Related Public Values
<b>Administrative Complexity</b>		
Tax Efficiency: Cost to Collect Tax	Trust, Outcomes, Services	Multigenerational Outlook/Equity, Security, Stress Avoidance
Effort to Administer/ Administrative Operability (Record-Keeping & Audit)	Trust, Outcomes, Services	Security
Effort to Implement (if a new type of tax)	Outcomes	Security
Efficiency and Ease of Enforcement	Trust	Multigenerational Outlook/Equity, Security
<b>Impact on Sustainability</b>		
Impact on Environment (Direct or Indirect)	Outcomes, Services	Health/Wellness, Multigenerational Outlook/Equity, Stress Avoidance, Happiness, Sense of Community
Impact on Densification or Infill Development	Outcomes	Multigenerational Outlook/Equity, Security
Impact on Sustainable Urbanism	Outcomes	Sense of Community, Health/Wellness, Multigenerational Outlook/Equity, Security, Stress Avoidance, Happiness
Impact on Wellness	Outcomes, Services	Sense of Community, Health/Wellness, Stress Avoidance, Security, Happiness, Multigenerational Outlook/Equity
<b>Impact on Investment Risk Tolerances</b>		
Impact on Land Speculation	Outcomes, Trust	Multigenerational Outlook/Equity, Security
Impact on Development Speculation	Outcomes, Trust	Sense of Community, Multigenerational Outlook/Equity, Stress Avoidance, Security, Health/Wellness
<b>Public Response</b>		
Transparency (Perceived Ability of Public to Understand Tax Form)	Trust	Multigenerational Outlook/Equity, Security, Sense of Community
Perceived Political Palatability	Trust	Sense of Community, Security, Happiness
Legal Defensibility/ Constitutionality	Trust	Security

## 4 REVENUE ALTERNATIVES ASSESSMENT

Appendix D provides a detailed definition of all types of revenue generation, assesses them against the performance measures, and recommends next steps. It is synthesized in Table 2.

Table 2: Revenue Alternatives Assessment

NAME OF REVENUE ALTERNATIVE	DEFINITION	RECOMMENDATIONS FOR FUTURE EVALUATION AND/OR COMMENT
<b>PROPERTY, PROPERTY WEALTH, AND PROPERTY VALUE TAXES</b>		
Property (Wealth) Tax	Normally called “Property Tax”. Lumps the assessed value of land and improvements, charges a tax against that merged value.	Is the status quo tax, and provides a benchmark for evaluation.

Land Value Tax	As above, however the land value portion is taxed at a higher rate than the improvements version.	Strong potential for encouraging higher and better use of land.
Parcel Tax	Like property tax, only that tax is standardized by unit area of a parcel, or by frontage of a parcel on a right-of-way	Similar to business taxes today; however since lot configuration impacts the amount of infrastructure required per lot, it was felt parcel tax considerations could improve delivery of property taxes (see AIC).
Property Improvements Tax	As for Land Value Tax, only the reverse: improvements taxed at a higher rate than land.	No conceivable positive benefits: it would encourage landowners to build as little and poorly as possible.
Property Use (Rental Income, or Highest & Best Use) Tax	Instead of taxing property value, would tax the perceived rent a property could receive.	Effectively a Property Tax that uses a different and more confusing form of valuation.
Vacant Land Tax	A tax placed on land left vacant beyond a specified period of time.	Has promise, but would likely garner strong negative political reaction while generating little income.
<b>LAND TRANSFER &amp; CHANGE IN LAND VALUE TAXES</b>		
Land Gain (Increment) Tax	A tax on the increased value of land.	All of the 'gain' taxes (except capital gains) are likely to result in political backlash, and increased land values are already taxed through property and capital gains taxes.
Development Gain Tax	A tax on the increased value of land after improvements are built.	
Development Gain, Internal (Rezoning)	A tax on the increased value of land after it is upzoned.	
Development Gain, External (Infrastructure-Based)	A tax on the increased value of land after nearby infrastructure improvements are made.	
Capital Gains Tax	A tax on the higher value of a property upon sale than at original purchase	Presently administered through Canada's income taxes. We argue that since municipal decisions have a key impact on property value, this portion of income tax should be remitted to municipalities.
Land Sales Tax	A tax on land value when a change of ownership occurs.	Presently administered as GST and provincial change fees/land transfer taxes. We argue these should be remitted to municipalities.
<b>NAME OF REVENUE ALTERNATIVE</b>	<b>DEFINITION</b>	<b>RECOMMENDATIONS FOR FUTURE EVALUATION</b>
<b>DEVELOPER'S CHARGES</b>		
Impact Mitigation Fee	Normally refers to required works or costs by developers to mitigate negative environmental impacts of their undertakings.	Normally administered in Canada through environmental regulations. We are not proposing a change to the status quo.
Exaction (Development Cost Charge or DCC's)	A charge on developers to cover the costs of new development, such as new roads, trails, schools, or power lines.	DCC's are administered by most Canadian municipalities; however usually as a blanket charge that undercharges for greenfield development and overcharges for brownfield. We propose revising DCC's so they more realistically reflect costs to the municipality.
Planning Gain: DCC Surcharge	A tax on land value when a development permit is issued for that property.	As for most of the other "gain" taxes, not considered a viable form of tax.
Planning Gain: Quality Rebate	A rebate on DCC's or other fees when certain high standards of construction or development are achieved.	Quality development arguable costs less for municipalities over the long run, and so our argument is that a Quality Rebate is conceptually viable.
Linkage (Exaction for Social Services)	Like an exaction, but focused on the new social services required for new development.	These could be complex to administer, but conceptually would help cover the operating costs of new schools, fire departments, etc.
<b>USER FEES</b>		

User Charge	Direct cost to use a municipal facility	Should continue with periodic review of rates charged
Permit Fee	A fee charged to issue a permit, to cover administrative costs	
Special Assessment or Levy	A fee against a certain neighbourhood to cover the costs of a significant improvement, usually an infrastructure upgrade. Water metres are a form of special assessment, where people who use more water are charged more for water main maintenance and improvement.	
Transfer Tax	A small fee for administering a change of land ownership.	
<b>ROAD FEES</b>		
Road Tolls	A charge for driving on a particular road	Promising application for major arterial roads; could help cover road maintenance costs and encourage switch to transit. Difficulty in setting up tolling infrastructure, administrative challenges in accounting millions of individual road tolls; and the question of Freedom of Movement may arise.
Distance Tax	A location tax: the farther a development is from a commercial centre, the higher the distance tax	Makes the assumption that people live and work so as to minimize driving; not recommended for further consideration
AIC - Amortized Infrastructure Maintenance and Replacement Charge Based on Lot Characteristics	Would replace most of what we now call property tax. Instead, the proportional costs for building, maintaining, operating, and periodically replacing all roads that serve any given lot would be charged to that lot, with consideration given to the location and shape of that lot.	While a logistical hurdle to implement, would provide: 1. Perpetual and guaranteed funding for neighbourhood-level infrastructure maintenance. 2. Complete transparency and predictability to landowners and developers as to what future taxes (AIC's) would be assessed.
AIC – Based on Vehicle Kilometres Travelled (VKT)	This tax would be administered annually, and be based on the odometer of vehicles. Effectively, is a charge per km for distance travelled.	Very difficult to administer fairly due to changes in car ownership and need to separate distance driven within a municipality vs. distance travelled outside.
Gas Tax Wholesale	An easy way to consider vehicle size, distance travelled, and where the vehicle travelled, and tax accordingly.	As a concept, makes a great deal of sense, but is currently charged by the federal and provincial government and only partially remitted to municipalities. We argue it should be charged by the municipality and set at a rate to gather the income needed for maintenance of major roads.
Gas Tax Retail	As above, but applied per gas transaction	More difficult to administer than for bulk fuel sales
Congestion Charge	Like a road toll, but charged at specific times and locations	May be applicable to downtown Calgary during rush hour. More research needed.
Parking Tax	Essentially, a flat fee applied to parking stalls, used for maintenance of roads. This concept is like AIC, but applied to car-based commercial shopping areas. Its intention is to eliminate potential indirect subsidies to big-box businesses through road maintenance.	Very promising in suburban Calgary.
<b>NAME OF REVENUE ALTERNATIVE</b>	<b>DEFINITION</b>	<b>RECOMMENDATIONS FOR FUTURE EVALUATION</b>
<b>OTHER TAXES</b>		
Fines	A fee for violation of a bylaw	Should continue with periodic review of rates charged
Business License	An annual fee against all businesses in a city	Allows the municipality to keep close track of commercial and industrial operations

Franchise Fees	A fee against franchises in a city, levied over and above the business tax	As above, but for franchises
Utility Revenue Tax	A special form of Franchise Fee. This is a general tax on all utility providers in the municipality.	Calgary has a successful track record of profitable involvement with utilities.
Sales Tax	A general sales tax on all retail and/or wholesale transactions in the municipality	We argue that sales taxes, especially as they are geared towards non-discretionary purchases, should be explored further. They can act like a de facto income tax on discretionary income.
Visitor-Specific (Hotel) Sales Tax	A sales tax geared specifically on goods and services typically used by tourists	We argue that businesses pay taxes whether they are geared for locals or visitors, and that the positive externalities of tourism should not be reduced through these types of taxes.
Corporate Tax	A general income tax on all corporate profits in the municipality	We argue that a portion of corporate tax should be remitted to municipalities, insofar as municipalities do serve corporations.
Income Tax	A tax on all household income in the municipality	We argue that the capital gains portion of income tax should be remitted from the federal and provincial governments to the municipalities
<b>SPECIAL FISCAL DEVELOPMENT AND AGRICULTURAL POLICIES</b>		
Development Company	Establishment of development companies whose goal is to spearhead quality development, develop new real estate markets, and deliver profit to the government.	A well-established model in Calgary.
Public-Private Partnership	As above, with much initial capital forwarded by the private sector.	Success has been very case-dependent. While PPP remains an option, opportunities must be evaluated on a case-by-case basis.
Soil Conservation Regulations	The idea is to require removal of rich agricultural soil from greenfield developments, and move to agricultural areas for continued use.	Recommended for further consideration
Agriculture Negative Tax	The idea is that the value of food grown on a lot and sold commercially would result in a lower property tax.	Holds promise in encouraging local agriculture, but may require increased pest control.

## 5 CONCLUSION/RECOMMENDATIONS

Taxes must be applied in a sensitive approach that recognizes the differing impacts of each form of tax, and tying the desired outcome to the component of the economy impacted by that tax. Similarly, on the key issue of road user fees, which deals with one of the largest financial drains on a municipality, different forms are appropriate for different types of roads.

- a) A closer relationship is needed in municipal financing between the sources of funds and the causes of costs. The corollaries of these are that:
  - i. the user-pays principle is appropriate whenever possible, except for essential services<sup>4</sup>, and
  - ii. revenue generation for essential services should be based on the ability-to-pay principle.

<sup>4</sup> The reader needs to be cognizant that in many cases taxes are collected by one order of government for another. This may make reforming tax systems more difficult. This also raises the questions: 1) should the same political entity responsible for spending the tax revenue also practically impose, collect, and administer the tax; and, 2) do tax revenues that are levied and collected by one order of government and spent by another imply a lowering of public accountability?

- b) All capital items should be fully financed for operations and maintenance, through to replacement or major upgrades, through their entire amortization period. This approach is called Total Cost Accounting (TCA), which incorporates installation costs and maintenance/operation/replacement costs. It is a completely transparent and very predictable way of accounting for infrastructure costs.
- c) The best way to apply TCA to local, neighbourhood-level infrastructure is to replace portion of the property tax with an Amortized Infrastructure Charge (AIC). AIC would bill landowners for their portion of the TCA of infrastructure serving their property.
- d) The best way to apply TCA to major roads is a wholesale gas tax, since such a tax will take into account both quantity of intra-city driving and the size of the vehicle.
- e) Property taxes, which are based more on the ability to pay paradigm than the user-pays paradigm, are appropriate for funding social and community services, such as police, fire, medical, social services, parks, library, and recreation centres. They should have a minimal role in paying for infrastructure construction or maintenance.
- f) The new, reduced property taxes should charge land at a higher mille rate than improvements<sup>5</sup>. This has been shown to encourage maximum use of land, discourage land vacancy, and act as an encouragement to high-quality real estate development<sup>6</sup>.
- g) Taxation structures should incentivise more sustainable built-form outcomes such as Smart Growth, LEED, or New Urbansim.
- h) The capital gains portion of income tax, and sales taxes deriving from property sales, should be remitted in large part to municipalities, since it is municipal decisions and investments that tend to be a major driver of increased property values.
- i) A case can be made for charging more for greenfield development on productive agricultural land, due mainly to loss of agricultural soils.

A detailed list of recommendations for future study on reforming taxes in Calgary is presented in Appendix E.

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<sup>5</sup> In all cases of property tax, except where specifically described, we are focussing on taxing current assessed value, *not* future value. It was the taxation of future value which led to the failure of the land wealth tax used in the Prairie provinces in the early part of the 20<sup>th</sup> Century.

<sup>6</sup> This change would also eliminate the current regressive nature of property tax, which overall charges lower-income households a higher portion of their total income than higher-income households.

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## 7 APPENDIX A: THE RATIONALE BEHIND A NEW TAX MIX

According to Ploeg (2008) of the Canada West Foundation, in a report for the City of Edmonton (“Delivering the Goods”), the primary reasons for rethinking the current tax regime are:

*The Fiscal Rationale:* Fiscally, a more diverse tax system would result in better revenue growth for the City of Edmonton. This growth would not be achieved by intentionally increasing property tax rates year over year. Rather, the City of Edmonton would simply have access to a wider variety of taxes that more strongly link to local population and economic growth. An expanded set of tax tools yields better growth in revenues by allowing a city to retain a larger portion of the economic growth occurring within the local region. For example, sales and income taxes grow based on the inherent vitality of a broad tax base and they also capture the effects of inflation, which are reflected in incomes earned or the final price of goods and services sold. A critically important fiscal consideration is how better revenue growth not only expands the amount of funds available for “pay-as-you-go” infrastructure, but how it can fund additional borrowings to increase the total amount of infrastructure investment.

*The Demographic Rationale:* Demographically, a more diverse set of taxes would enable the City of Edmonton to better cope with the rapid pace of urbanization, compensate for current patterns of population growth, and deal with urban sprawl. Rapid population growth increases the demand for more services, stresses existing infrastructure systems, and creates pressure for new infrastructure. A growing population is not ordinarily problematic for governments—it leads to economic growth and increased tax revenues. But cities are highly dependent on the property tax, which does not always capture the increased tax revenue that normally accrues from a growing population and an expanding economy. Tax diversity would allow cities to better accommodate growth through tax revenues generated by that growth.

More important is the pattern of urban population growth, much of which now occurs in metro-adjacent areas. This “donut growth” or urban fragmentation meets up with a lack of diversity in municipal tax tools to severely press city finances—the burden of sustaining municipal services and the underlying infrastructure lands squarely on local taxpayers as opposed to those who use the services and infrastructure. While peripheral growth does stimulate the local economy, this does not *always* translate into additional property tax revenue, particularly as far as the residential property tax is concerned. In the absence of sufficient federal and provincial grants to offset such concerns with free-riding and fiscal disequivalence, there are only two options remaining. First, a city-region can be amalgamated. But amalgamation involves a loss of local control, it can bid up the costs of municipal services, and it also stifles the impulse for creativity and competition between various municipalities in a city-region. A second, and much more creative option, is to allow cities a more diverse tax system that enables them to equalize those externalities themselves.

Canada’s big cities also continue to struggle with the effects of urban sprawl, which increases the cost of providing services and leads to higher demand for municipal infrastructure such as roadways and transit. The drivers of urban sprawl are many, but one factor that is often ignored is the role the property tax may be playing (Slack 2002). Residential properties closer to the city core are usually more expensive and carry higher assessed values. Thus, they carry higher effective rates of property taxation than similar properties in the suburbs. At the same time, the costs of providing municipal services and infrastructure to suburban properties are arguably higher. This has led to a system of cross-subsidization where those living close-in are covering the costs for those living far-out. All of this

reinforces sprawl. Lower property taxes, combined with other forms of taxation, may allow such issues of cross-subsidization to be better managed.

*The Governance Rationale:* Issues of governance also provide part of the overall rationale. Just as cities have grown in size, importance, and complexity, so have the issues with which they must contend. Many of these new responsibilities are directed toward “people” services as opposed to “property” services. Today, municipal governments like the City of Edmonton are responsible for a number of non-traditional functions that possess a strong social element (e.g., immigrants and issues of immigration settlement, drug abuse, crime) or possess clear income redistributive qualities (e.g., poverty mitigation, community social services, urban Aboriginals, homelessness, affordable housing). At the same time, there exists a mismatch between these newer forms of municipal expenditure and the type of tax cities have at their disposal. The property tax is ill-suited to address services to people that may also require a redistribution of income — the property tax base is too narrow. Social issues unrelated to property services are better handled by other forms of taxation with a broader tax base, whether that is the personal or corporate income tax or a broad-based general sales tax.

Increased tax diversity at the local level provides an opportunity to better match revenue-raising capacity with current municipal expenditure responsibilities, and would allow infrastructure to better compete for scarce property tax dollars. All the benefits of the evolving expertise of big cities and their proximity to these issues are retained at the same time that their current responsibilities are better squared with appropriate financial resources. Given the interconnectedness of governments today, disentanglement is not an option. Neither can cities unilaterally withdraw from these areas of responsibility. As such, a new fiscal framework remains one of the only viable alternatives.

*The Economic Rationale:* Economically, the current administration of the property tax cross-subsidizes service and infrastructure, leading to inefficiencies, waste, and artificially increased demands for more services and infrastructure. In many ways, the property tax also makes less sense in the new economy. No longer is property a key to creating wealth or income. Evidence of this comes from many cities that are reporting a declining commercial and industrial property tax base. In the new globalized information economy, new systems of taxation need to be considered if cities are to fund a high quality package of infrastructure and services that can attract and retain the highly skilled labour necessary for local, provincial, regional, and national economic success.

At the heart of the matter is how Canada’s municipal tax distinctiveness constitutes a competitive disadvantage for cities like Edmonton. It is important to recognize the benefits that accrue from a diversity of tax tools and revenue levers. No single tax is entirely fair or neutral with regards to investment patterns, economic distortions, or decisions about location and business inputs. Nor is every tax equally suited to generating predictable, stable and growing streams of revenue. No single tax source is equally suited to compensating for inflation, capturing growth in the local economy, or controlling for the problems with free-riding and fiscal disequivalence that inevitably result from more and more people filling the beltways around cities like Edmonton. In short, the infrastructure challenge facing the City of Edmonton constitutes a powerful argument for employing a range of local tax tools and revenue levers, where the advantages of the property tax can be retained at the same time that its disadvantages are offset by the presence of other taxes (Kitchen 2000). In many ways, it is simply unreasonable to expect one tax alone to carry the burden of funding a large city like Edmonton.

*The Political Rationale:* Politically, a more diverse tax system provides the opportunity to establish better accountability. More direct control to generate revenues would provide cities with more accountability to citizens, and increase the public’s confidence that the dollars will be well spent. Only locally raised taxes and locally decided government expenditures can ensure the highest level of accountability. To fund infrastructure, cities currently rely

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on the property tax and funds granted by the provinces and the federal government. In the exchange, accountability is reduced. To the extent possible, locally decided expenditures should be recovered through locally generated tax revenues, and this requires a re-jigging of the municipal tax system.

Indeed, there is a compelling rationale for allowing large cities like Edmonton to access a more diverse set of taxation tools. A more balanced tax regime would allow Edmonton to accommodate rapid population growth and also manage the fiscal disequivalence issues that arise from current patterns of urban growth. As a relatively fragmented city, this is no small consideration for the City of Edmonton. A new tax regime would also help draw a tighter link to the types of “people” services that Edmonton must provide. Fiscally, a more diverse set of tax tools would balance off the disadvantages of the property tax without losing the advantages. Economically, a more diverse set of tax tools would allow Edmonton to make progress on other aspects of economic advantage, such as repairing aging infrastructure systems and constructing new components.

## 8 APPENDIX B: ADVANTAGES AND DISADVANTAGES OF PROPERTY TAXES

According to Ploeg (2008) of the Canada West Foundation, in a report for the City of Edmonton (“Delivering the Goods”), the primary advantages and disadvantages to a property tax are:

### 1. Advantages

- *A dedicated local tax:* The property tax has traditionally been the reserve of local governments. This, along with the relatively straightforward computation and collection of the tax, has led to historical support and appreciation for the purposes behind it.

- *Local control:* Citizens and civic leaders settle on a bundle of services desired for the taxes they are willing to pay. In large metropolitan areas, such local control fosters choice and competition between cities, strengthening the cities and driving them to excel.

- *A good fit with the “benefits” principle:* Theoretically, the tax is equitable in the sense that residents pay for the benefits they receive. Many city services and improvements are provided directly to properties, which also increases property values. There are a number of ties here that make the property tax quite appropriate in the local context.

- *Immobile and stable tax base:* Because property cannot get up and move, property taxes are hard to duck. This leads to reasonable tax compliance and good collection rates.

- *Stable and predictable revenues:* Property values exhibit low volatility despite happenings in the broader economy — the assessed value of property is generally better insulated against economic shocks than most other tax bases. As such, the tax tends to produce reliable and stable revenue flows. In other words, the property tax is relatively inelastic — revenues do not surge in response to economic growth nor do they collapse during recession.

- *A highly visible tax:* Unlike a tax embedded in the price of a good or service, property taxes are clearly stated on a tax bill that accompanies a formal notice of assessment. Many taxpayers are unaware of the amount of sales or income tax they pay, but know to the penny their property tax liability. Paying the tax in instalments blurs this visibility, but it never fully recedes out of view.

- *An accountable and transparent tax:* Visibility automatically leads to accountability, both in how the tax is used and any move to increase it. The property tax is perhaps one of the most transparent taxes going — every percentage point change is subject to intense public debate and media scrutiny.

### 2. Disadvantages

- *Setting tax rates locally is not all it could be:* Assessment practices, many of which are determined by provincial legislation, are just as important as the tax rate in determining the final property tax payable. Provinces

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often stipulate the various property classes as well as the portion of actual property valuation that is taxable. Prescribed exemptions for some properties presents another limitation, and revenue-in-lieu of tax cannot be directly controlled. Cities are not as free with the property tax as most would like to believe.

■ *The “benefits” principle does not always apply:* Properties of similar type are usually assessed the same regardless of the costs of service provision. In short, the tax payable does not always reflect the variable costs of providing services to different properties. For example, properties that are “close-in” are usually more expensive and carry higher assessed values than similar properties in the suburbs. Yet, the costs of servicing peripheral properties and their attendant infrastructure are arguably higher. Of particular concern is that the tax is not uniformly applied across all properties – there is discrimination in assessed values, and differential tax rates are often applied to different classes of property. None of this constitutes a link between the taxes paid, the cost of services or infrastructure provided, and the benefits received. Such cross-subsidization has opened the property tax up to the charge that it violates principles of fairness and equity, it rewards urban sprawl, and it artificially increases both the demand for, and the costs of, services and infrastructure.

■ *There is no objective measure of the property tax base:* Property values are estimated through a process of assessment, which can be labour intensive, expensive, and open to dispute. Assessment is as much art as it is science, and even experienced and accredited appraisers can disagree on the value of the same property. This can result in under-assessment and under-taxation, once again affecting the equitable distribution of the property tax and exposing cities to numerous appeals. A high number of appeals can affect revenue stability from year to year, undercutting a key advantage of the property tax.

■ *The tax base expands slowly:* The revenue generated by a tax is a function of the size of the tax base, the value of the base, and the rate that is applied. For the property tax, the base is the total assessed value of real property. This is a narrow tax base that links directly to only one aspect of the economy – real estate. This tax base expands only slowly, often less than the rate of inflation. As a result, many cities find themselves having to increase the tax rate simply to compensate for inflation, never mind increasing the amount of revenue in real dollar terms (UNSM 2001). In the media and the minds of the public, this is a tax increase. What is conveniently forgotten is that a portion of the so-called “increase” is accounted for by inflation, and is often offset by increases in personal disposable incomes (Loreto and Price 1990).

■ *Sluggish revenue growth:* The high visibility of the property tax combined with the need to continually adjust the mill rate, places city officials at a significant disadvantage. Fearing public backlash, many civic leaders are hesitant to adjust the property tax rate to ensure sufficient revenue growth – it is viewed as a tax increase (McCready 1984). As long as the economy continues expanding, revenues from personal income taxes and sales taxes automatically increase without touching the tax rate. The base of a sales tax, for example, increases annually as more goods are purchased. The value of the base increases with the value of the goods and services sold. The rate always captures the effects of inflation, which are reflected in the prices of the goods or services consumed. Cities, singularly dependent on the property tax, are simply not afforded this luxury. Ensuring adequate revenue growth that reflects growth in the overall economy takes more than just political debate, but steely resolve.

■ *Sluggish growth is a double-whammy:* Slow revenue growth creates a fiscal gap between revenues and growing demands for services and infrastructure, but it also limits the ability of cities to debt-finance capital expenditures. When revenues expand at a reasonable pace, some of that growth can be leveraged with modest amounts of debt without increasing the interest burden to the operating budget. If revenues grow slowly, the interest that accompanies any increase in debt consumes more and more operating revenue, squeezing out other priorities. Given the size of municipal infrastructure deficits, this is no small consideration.

■ *The tax is unrelated to ability to pay:* The property tax does not link directly to incomes earned, but only indirectly through the value of a capital asset owned, which may or may not reflect ability to pay. For those with low or fixed incomes, higher property taxes can be a significant burden. Thus, many suspect that the property tax is regressive. However, regressivity depends on the type of property, the assessment practices in place, and the

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availability of tax credits, deferrals, exemptions, reductions, or refunds (Loreto and Price 1990; McCready 1984). In general, the property tax can be considered regressive for those with low incomes, neutral for those with medium incomes, and progressive for those with high incomes.

■ *Free-riding*: From a big city perspective, one of the biggest disadvantages of the property tax is its inability to capture tax revenue from a host of outsiders who pay their property taxes elsewhere but nonetheless impose a cost to the city. For example, at least some of the investment in the capital infrastructure of a city is required to meet the demands of commuters and truckers, and many of the services produced by the municipality are also consumed by tourists, business travellers, and other outsiders. However, these individuals do not contribute to the residential property tax base upon which many of these services and infrastructure depend. Grants used to help ameliorate this problem, but with ongoing support a thing of the past and more and more urbanization concentrating just outside large cities rather than within, such problems of “fiscal disequivalence” and “free-riding” are bound to loom even larger in the future.

■ *Property tax revenues can lag urban growth*: The full revenue effect of the property tax is often delayed until new property construction is completed. A good portion of the infrastructure required to accommodate increased population growth may have to be financed and constructed by cities in advance of receiving any property tax revenue generated from that growth. To be sure, this may simply be a short-term cash flow problem, and the extent and magnitude of any “lag time” is unclear. But, some still maintain it can be quite problematic under certain circumstances.

■ *Concerns continue to be expressed about the impact of the property tax across the economy broadly speaking, and its role within the new information economy in particular*: The property tax really amounts to a tax on capital. Capital taxes target savings and investment, the very fuel that drives the engine of economic growth, innovation, and productivity. As such, some economists argue that capital taxes are the worst taxes possible (Clemens, Emes, and Scott 2002). Further, the property tax does not always seem to provide a good fit for the commercial and industrial sector – the size of a building does not always bear a direct relation to the level of economic activity.

## 9 APPENDIX C1: PUBLIC VALUES

Based in part on the work of Barry Bozeman (2007) the working definition of public values is as follows: A society's public values are those providing a reasonably broadly shared normative consensus about:

- a) the rights, benefits, and prerogatives to which citizens or other persons, legal entities, and other organized groups should (and should not) be entitled;
- b) the obligations of citizens or other persons, legal entities, and other organized groups to society, the state, and one another; and,
- c) the principles on which policies or rules affecting the constitution and functioning of society should be based, whether the policies or rules are developed by governments or non-governmental entities.

*Public values are enduring belief on the organization of and activities in society that are regarded as crucial (positively or negatively) for the sustainability of that society, the wellbeing of its members, and, in relation to this, the nature and behavior of those – the public functionaries – that have to ensure the public values are attained and maintained (Rutgers, 2012)*

Public values in a democracy are typically contested, meaning the consensus on them is hardly ever complete; thus analysts, citizens, and policy makers should also focus on institutions and the processes of leadership, decision making, deliberation, and consensus building necessary to forge agreement on and achieve public values in practice (ASPA, 2012).

Fundamental values like health, safety, transparency, predictability, equality, sustainability, prosperity, security, and fairness are arguably the only criteria that really matter when considering macro-policy directions (Adams, 2012).

According to Bozeman, the public interest is a viable and important measure in any analysis of policy or public administration. As the building blocks of community values the concepts of common good advocated by Aristotle, Saint Thomas Aquinas, John Locke, and John Dewey are used in constructing the case for ensuring a governmental paradigm based on what he terms "managing publicness," Bozeman demonstrates why economic indices alone fail to adequately value social choice in many cases. Weighed against the community's value hierarchy, the need for fairness, which is the base of trust, becomes evident as a key index of performance.

Kidder (1994) established a set of 8 core values that he felt were those attributes that are so fundamental to civility that none of us would wish to live in a society that lacked them. They are: love, truthfulness, fairness, freedom, unity, tolerance, responsibility, and respect for life. These lead into the key factors which citizens value from their municipal governments, which fall into three categories (Kelly, et al., 2002):

- Outcomes
- Services
- Trust

Seen through the lens of public value, the ethos and values of any public organization, service provider or profession must be judged by how they contribute to these three factors. Inappropriate values may lead to the destruction of public value (Kelly, et al., 2002). This inherently links value and values. Flowing from the three core values come the tangible results that should be considered as benchmark key performance indicators (KPIs); ultimately the purpose of performance management being to drive future improvements in performance. In this instance the following community based "Quality of Life" KPIs are generated:

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- **Happiness**

Created through an overall measure of wellness and social belonging, and subjective experience within the community.

- **Security**

With three indices: from the perspective of community safety, of financial security opportunity and prosperity, and the consistent delivery of city services.

- **Stress Avoidance**

As a measure of daily life interactions: good connectivity and proximity to the workplace; a social environment where people have a sense of community and know their neighbours; a healthy and naturally vibrant environment that promotes outdoor activity; a community that is free of the common pollutions found in rapidly and overdeveloped subdivisions, light, noise and air being preeminent.

- **Multigenerational Outlook/ Equity**

The cornerstone of sustainable development, the decisions of today will be the burden of tomorrow's community. An assurance that the choices made are not deferring payment to our children.

- **Health/Wellness**

Overlapping with and supported by the other indices. General social wellness creates belonging. To maintain the sense of belonging and the dedication and commitment so essential to community life, members need inspiring reminders of shared goals and values. A healthy community affirms itself and builds morale and motivation through a shared norms and values (Gardner, 1990).

A healthy community, as described by the Ontario Board of Health, is an environment that provides all people with the ability to make choices in a community that offers opportunities for access to:

- Affordable housing
- Transportation
- Healthy and nutritious food
- Recreation
- Education and Employment
- Medical and social services
- Clean air and water
- A safe environment within an inclusive and socially cohesive atmosphere

- **Sense of Community**

Where community exists, it confers upon its members identity, a sense of belonging, and a measure of security. It is in communities that the attributes that distinguish humans as social creatures are nourished. Communities are the ground-level generators and preservers of values and ethical systems. The ideals of justice and compassion are nurtured in communities (Gardner, 1990).

The above indices must be acknowledged as a collective whole rather than singular part of community building.

## 10 APPENDIX C2: DETAILED DEFINITIONS AND RATING SYSTEMS OF THE PERFORMANCE MEASURES

Our 17 performance measures are categorized by administrative complexity, financial implications, impacts on sustainability and investment risk tolerances, and public response.

The individual performance measures are discussed by category, with a description of its qualitative measure.

### 10.1 ADMINISTRATIVE COMPLEXITY

This category of performance measures refers to the variables that impact the difficulty in maintaining a form of revenue generation.

#### 10.1.1 COST TO COLLECT TAX

This considers whether relative to the amount of revenue produced, if the tax is relatively easy and inexpensive to establish and administer. The simplest way of doing this is to measure the ratio:

$$\frac{\$1 \text{ Tax Collected}}{\text{Cost of Collecting } \$1 \text{ in Tax}}$$

Low ratios are not effective and should not normally be considered, unless the tax collection effort itself has secondary positive benefits.

We rate this performance measure as Low, Moderate, High, or Case-Specific.

#### 10.1.2 EFFORT TO ADMINISTER (RECORD-KEEPING & AUDIT)

This refers to the complexity of paperwork and record-keeping involved in the administration of a tax.

Multiple actors are involved in the administration, collection, enforcement, and judicious review of revenue generation. The more complex the system, the more prone it will be to error, appeals, and changing legal precedent. Regardless, some complex municipal revenue generators, such as assessment-based property tax, are well established, have economies of scale, and provide good accuracy with relatively low rates of dispute. Once established, a complex bureaucratic system can be difficult and expensive to reform; this must be considered when promising adaptations are considered.

We rate this performance measure as Low, Moderate, High, or Case-Specific

#### 10.1.3 EFFORT TO IMPLEMENT (IF A NEW TYPE OF TAX)

This category is intended for miscellaneous considerations that are relevant if a new form of municipal revenue generation is being considered for adoption. Relevant questions include (from Speir, 2002):

- Is adequate data available to measure results?
- How are results monitored across multiple providers and numerous funding sources?
- What happens if the stated results are not achieved?
- How are distinctions made between "acceptable failure" and "under-performance"?

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- What are appropriate learning opportunities?

We rate this performance measure as Low, Moderate, High, n/a (not applicable, if the tax is already in widespread use), or Case-Specific.

#### 10.1.4 EFFORT TO ENFORCE

This considers whether the tax will result in relatively high levels of voluntary compliance, or will it involve a significant enforcement effort. As a matter of course, all taxes will be challenged in either or both the legal and political arenas. This performance measure is a qualitative test on the capacity on the tax or revenue collector to withstand such challenges, and create a reliable income stream for municipal governments.

We rate this performance measure as Low, Moderate, High, or Case-Specific.

## 10.2 FINANCIAL IMPLICATIONS TO MUNICIPALITY

These performance measures can be both qualitative and quantitative, although this paper undertakes only a qualitative review. There are 4 types.

#### 10.2.1 TAX REFLECTS COST OF SERVICES

This considers whether there is a direct link between revenue collected and expenses; effectively, whether the user is paying. It is acknowledged that not all municipal services should be linked to the user-pay paradigm, such as police or fire services, but it is certainly appropriate to transparently consider whether users should pay for their discretionary decision to utilize a municipal facility or service (Taylor, 2010).

We rate this performance measure as Low, Moderate, High, Case-Specific, or n/a in the special circumstance of impact mitigation fees, linkages, and the agricultural negative tax.

#### 10.2.2 ABILITY TO CREATE REVENUE

This considers whether a tax can generate sufficient revenues, now and in the future, at reasonable and comparable rates of taxation. Generally and qualitatively considered within this category are the related questions: Does the tax provide steady and reasonably predictable flow of revenue over time, or does the tax run the risk of producing highly variable flows of revenue due to changing economic circumstances? Can the tax grow sufficiently to cover the rising costs of services and infrastructure in the future?

We rate this performance measure as Very Low, Low, Moderate, High, Very High, Case-Specific, or n/a in a few special cases. The Agricultural Negative Tax is a pay-out tax, and hence would reduce revenues.

#### 10.2.3 NEGATIVE IMPACT ON ECONOMIC GROWTH

This considers the extent of the negative impact of tax on economic activity in the private sector. Taxes that have less negative impact are generally preferable (Speir, 2002). This performance measure is viewed in a metropolitan-wide context.

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We rate this performance measure as Low, Moderate, High or Case-Specific. Land-Value-Only Property Tax and the Agricultural Negative Tax are given the special rating of Positive.

#### 10.2.4 AMENABILITY TO TOTAL COST ACCOUNTING (TCA)

This considers the degree to which the tax can be incorporated into a Total Cost Accounting (TCA) methodology. TCA refers to the comprehensive and full-lifecycle cost accounting of a capital item (Ploeg, 2008). TCA is intended to encourage the most efficient allocation of resources; and prevent cross-subsidization, which leads to misallocation and overuse.

We rate this performance measure as Low, Moderate, High, Case-Specific, or n/a (not applicable).

### 10.3 IMPACT ON SUSTAINABILITY

This category qualitatively assesses performance measures that relate to sustainability. Sustainability refers to the ability of a system to be self-maintaining over the very long term. "Sustainable development" has been defined as development designed "*to meet the needs of the present without compromising the ability of future generations to meet their own needs.*" (Brundtland, 1996).

These performance measures qualitatively consider environmental, social, and economic sustainability, with a particular emphasis on municipal economic sustainability, which refers to the likelihood of the municipality to have the funding necessary to achieve all its responsibilities now and in the future. Further to this, sustainability is achieved if, and only if, it is cross-subsidy free and prices are above marginal costs (Beato, 2000). However, there are many direct and indirect means for municipal revenue generators to contribute to social and environmental sustainability as well. In this paper, we have identified four performance measures on sustainability:

#### 10.3.1 IMPACT ON ENVIRONMENT (DIRECT OR INDIRECT)

This refers to whether the tax has a positive or negative impact on the environment, the local ecology, or environmental sustainability. For the purposes of this analysis, qualitative generalizations were employed however there are significant opportunities for quantitative inquiry.

We rate this performance measure as Strongly, Moderately, or Slightly Negative or Positive, Neutral, or Case-Specific.

#### 10.3.2 IMPACT ON DENSIFICATION OR INFILL DEVELOPMENT

This refers to the propensity of the tax to encourage maximizing development densities. While density is routinely used as a rough quantitative estimate of sustainability, this inquiry distinguishes between quantitative density and quality of outcome with regard to sustainability. Qualitative measures of densification are addressed in the subsequent performance measure.

We rate this performance measure as Strongly, Moderately, or Slightly Negative or Positive, or Neutral.

### 10.3.3 IMPACT ON SUSTAINABLE URBANISM (AS DEFINED BY DOUG FARR)

This refers to the propensity of the tax to encourage Sustainable Urbanism as an outcome, as defined by Doug Farr in his 2007 synthesizing work, *Sustainable Urbanism: Urban Design with Nature*. Developed following, and reflecting lessons learned during his chairmanship of, the development of the LEED for Neighbourhood Development pilot program, which brought together best practices leaders from the Smart Growth, Green Building, and New Urbanist communities, Sustainable Urbanism considers urban form and development from multiple sustainability criteria, including:

- i. The ‘human habitat’ considerations of the New Urbanism via the Congress for the new Urbanism;
- ii. Ecological stewardship and conservation principles of ‘SmartGrowth’ via the Natural Resources Defence Council; and,
- iii. Built-form per capita energy and resource use footprints as determined by the international Leadership in Energy and Environmental Design (LEED) programs via the US Green Building Council.

Sustainable urbanism suggests sustainable human habitation<sup>7</sup> of the planet will be achieved by combining the historic form of the neighbourhood unit (complete, compact, walkable, urbanism) with careful integration of high-performance infrastructure and green buildings. This synthesizes much previous work, including Ohm (1999), and seeks to achieve efficient use of land, decreased traffic congestion, conservation of important natural resources, citizen engagement, and provision for economic prosperity and the general public good.

We rate this performance measure as Strongly, Moderately, or Slightly Negative or Positive, or Neutral.

### 10.3.4 IMPACT ON WELLNESS (PARTLY USING UNDP ‘WELLNESS CRITERIA’ OR HRDI)

This refers to whether and how a revenue generator contributes to overall societal wellness. While arguably the most important performance measure it is also the hardest to measure. It is the only performance measure that is also a public value.

The United Nations measures ‘wellness’ by using the Human Resources Development Index, which is a quantitative measure, combining life expectancy, education, and purchasing-power-adjusted income, using a logarithmic equation. While helpful, in this paper we use the term ‘wellness’ more in the sense as it was described in the Values section: qualitatively and subjectively. Wellness includes:

- Sense of community

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<sup>7</sup> Which includes:

- Food systems
- Housing and neighbourhoods
- Economic health
- Ecosystems, environment & parks
- Transportation
- Building & Development
- Infrastructure
- Social & Community well-being



- Sense of Place
- Adaptability of community
- Mental, emotional, and physical health (some would include ‘spiritual health’) of residents, both individually and as an aggregate
- A sense of liberty, equality, opportunity, and fraternity

We rate this performance measure as Strongly, Moderately, or Slightly Negative or Positive, or Neutral.

## **10.4 IMPACT ON INVESTMENT RISK TOLERANCES**

This category assumes a political economy wherein municipal revenue generation mechanisms will impact business activities within the municipality. Land development industries are closely tied to this political economy, and both influence and are influenced by municipal regulatory and revenue generation regimes.

This paper assumes a distinction between two land development sub-industries within most Western municipal environments; that of land investment and that of development investment. Land investment focuses on the purchase, holding, and sale of land and property. Development investment focusses on new construction and renovation. The distinct difference between these markets was shown clearly in the 1946 paper by Madge.

This category attempts to generally and qualitatively assess municipal revenue generation mechanisms’ potential impact on investment speculation on land and property, and investment speculation on development and renovation.

### **10.4.1 IMPACT ON LAND SPECULATION**

This refers to the propensity of a revenue generator to encourage or discourage land speculation. Buying and holding land for speculation is generally considered to be less than ideal for a community, as vacant properties are rarely appropriately used or maintained (Madge, 1946). Further to Madge, the authors consider two additional issues with Land Speculation: 1) issues related to the finite amount of private capital for development wherein capital tied up in land speculation will not be available for development speculation; and, 2) issues associated with the high price of land in a robust land speculation economy wherein development speculation is often financially unviable.

We rate this performance measure as Negative or Positive, Neutral, or Case-Specific.

### **10.4.2 IMPACT ON DEVELOPMENT SPECULATION**

This refers to the propensity of a revenue generator to encourage or discourage development speculation. Speculative investment in property improvements is generally good for a community (Madge, 1946). Better-built buildings last longer, are better places to live, have positive indirect impacts on health, well-being, and crime reduction, and contribute positively to community completeness (Dye&England, 2009).

We rate this performance measure as Negative or Positive, Neutral, or Case-Specific.

## **10.5 PUBLIC RESPONSE**

This category assesses the acceptance of a revenue generator by the public and the legislative regime. In order for a municipal revenue generator to be accepted: the public needs to have a reasonable understanding of both its cost-benefit, and its workings; it must be legislatively permitted; and/or it must be ingrained within the political landscape (Ploeg, 2011).

### **10.5.1 TRANSPARENCY OF TAX FORM**

This refers to the ability of members of the public to understand how they are being taxed and why. This is particularly important for creating a reputation of predictability and consistency for investment decisions. “If taxes are largely hidden or don't reflect the cost of local services, they are unlikely to provide the information needed for good fiscal decisions. For example, if a local government were to finance its budget through a local corporation income tax, the residents would have little idea of the true cost to themselves of local public programs. Hidden taxes with uncertain incidence are not conducive to good fiscal choices” (Oates, 1999).

We rate this performance measure as Low, Moderate, High, or Case-Specific.

### **10.5.2 PERCEIVED POLITICAL PALATABILITY**

This refers to the ability of the revenue generator to withstand political criticism, within Council Chambers, through support and/or resistance by municipal staff and the public, and at the voting booth.

We rate this performance measure as Low, Moderate, High, or Case-Specific.

### **10.5.3 LEGAL DEFENSIBILITY/ CONSTITUTIONALITY**

This refers to the ability of the revenue generator to withstand invariable legal scrutiny and to be adaptable enough to still function effectively as legal precedents evolve.

We rate this performance measure as Possible, Probable, or Proven.

## 11 APPENDIX D: REVENUE ALTERNATIVES IN DETAIL

Each category of municipal revenue generation is first defined, providing a brief contextual discussion, describing the category of revenue generator, its philosophical basis, how widely it is used, and other relevant information. The formal definition of each type of revenue generator is then shown. Tables are presented that assess the municipal revenue forms against the performance measures previously identified.

A process of elimination is then applied. The primary advantage to the alternatives-by-performance measures matrix format is that it allows for easy comparison of options, as well as articulation of trade-offs. This allows for straightforward comparison of different alternatives, and a transparent process of elimination. No taxation system is perfect, and no modern taxation structure can or should rely too heavily on a single source of revenue. Instead, those forms of taxation considered to be most promising need to be considered as a set, so that their direct and indirect impacts on each other can be considered.

### PROPERTY, PROPERTY WEALTH, AND PROPERTY VALUE TAXES

This, and the following section on Transfer Taxes, combines information from Alterman (2012), Banzhaf (2008), Bourassa (1987), Bruekner & Kim (2003), Canadian Federation of Independent Business (2006), Cervero (2000), Cord (1983), Flaherty (1996), Grieson (1974), Hughes (2007), Kitchen (1993), Lusht (1992), McCluskey (2002), Netzer (1998), Nowlan (2007), Oates (1999), Palameta (2005), Ploeg (2008), Shoup (1978), Solomon (2010), Spinney (2010), Thompson (1968), and Zodrow (2001). Property tax is the most common form of municipal taxation in the Western world. It is based on the philosophical argument that all wealth ultimately originates from land; therefore, those who own more real estate will necessarily be both wealthier and more able to pay. Modern Western property tax regimes were originally intended as, and largely remain a *de facto* income or production tax. (Alterman, 2012; & Grieson, 1974).

While there is a correlation between wealth and land ownership, the philosophical basis of property tax is problematic: modern economies are much less land-and-resources-based than when the property tax concept was developed. In addition, when used solely for residential purposes, property is arguably a consumable, rather than a wealth generator (Thompson, 1968; & Bruekner, 2003).

The strengths of the property tax system relate to its predictability and understandability (Ploeg, 2008). As well, to the extent that it's based on the moral principle of charging taxes according to ability to pay, it is an appropriate form of financing social and community services whose benefits are mainly non-quantifiable, and accrue on a community basis instead of an individual basis. For example, an individual may never be the direct recipient of law enforcement services in his or her lifetime, but regardless, continually and significantly benefits from the safety provided by the services being performed in the community. Appendix B summarizes the strengths and weaknesses of property taxes more thoroughly.

The traditional view is that the land portion of the residential property tax is paid by landowners, while the capital or improvements portion of the tax is passed forward to housing consumers (Shoup, 1978, & Zodrow, 2001).

Property tax on real estate can come in many forms, most commonly *improvements* tax and *land* tax. Both are assessed by government, and charged at a mille or percentage rate per year. Original research by the authors indicated that in Canada, land and improvements are almost always added together and taxed at the same rate, so the tax assessed values are usually within 10-20% of the appraised value<sup>8</sup>. In Alberta current legislation is silent on differentiations between a land value property tax and an improvements value property tax (see Sec 354, MGA).

Land-only property tax has been attempted and abandoned by a number of Canadian municipalities, although a few isolated examples still exist in the United States, most notably Pittsburgh. In Pittsburgh, the mille rate on land is 500% higher than that on property improvements, and a wide variety of economic information shows a strong and direct correlation between this type of taxation and the high level of prosperity and growth in the City (Banzhaf, 2008; Bourassa, 1987; Cord, 1983; Hughes, 2007; Flaherty, 1996; Oates, 1999; McCluskey, 2002; & Netzer, 1998). In regimes where assessment is based on market valuations, land-only property tax discourages buying and holding land for speculative purposes, and also encourages more expensive types of development; but when poorly administered can lead to excessive capital investment by the private sector and also poor revenue generation. (City of Edmonton, 1921). This paper's literature review revealed only one instance where improvements-only property tax are used, in Tanzania, with strongly negative results (Bird & Slack, 2002). This is not surprising as

<sup>8</sup> Assessed value is the amount the government considers a fair value for a property, and is the amount used for taxation purposes. Appraised value is the amount that a real estate professional will consider a property to be worth on the real estate market. Usually the two values are within 20% of each other.

The conclusion of this paper provides a final list of all forms of municipal revenue generation that should be reviewed in detail for future potential application to the City of Calgary. To assist in reading, inferior forms of municipal revenue generation are crossed out in the assessment tables.

Forty distinct forms of municipal revenue generation are defined and considered in total. While some of the forms discussed can be adjusted and/or combined to create significantly more sub-forms, this list is intended to broadly categorize the large majority of basic forms available. Except where otherwise noted, definitions are taken from Speir & Stephenson 2002.

conceptually, this form of taxation would encourage land speculation<sup>9</sup> and could incent sub-standard construction, and so serves little conceptual purpose. According to the Lincoln Institute of Land Economics, a Land Tax has no impact on economic behavior (Lusht, 1992). According to Bird & Slack (2002: 15&24):

“Where the tax is levied on the assessed value of property (such as any improvement to the property including an increase in the density) will increase the assessed value and make the property subject to a higher tax. Higher property taxes this provide an incentive for less densely developed projects – for example, scattered single-family houses rather than apartment buildings. ON the other hand, a tax on land only will provide an incentive for greater density relative to a tax on both land and improvements. The choice of highest and best use as the tax base (rather than current use) is also likely to result in higher densities.

“In principle, a tax on site value in effect taxes locations rents...Since improvements to land are not taxed, the owner has an incentive to develop the land to its most profitable use...a site value [land] tax thus encourages buildings and improvements...such a tax should [also] be more progressive (borne relatively more heavily by high-income taxpayers than low-income taxpayers). Site value [land] taxation this scores well in terms of both efficiency and equity.”

Our review suggests that the business tax, defunct in most Canadian municipalities and being phased out in Calgary, is arguably a differently assessed form of property tax, based more on the rental value of the real estate used by the business, or the size and type of the business structure (Alberta MGA, s. 374).

For further discussion, a list of advantages and disadvantages to property taxes are listed in Appendix B.

While property taxes under the MGA are required to be based on assessed property market value, assessment could also conceivably be based on cost of servicing. Please see Road fees for discussion on road maintenance and amortization costs.

#### 11.1.1 DEFINITIONS OF SPECIFIC TYPES OF PROPERTY TAXES

##### PROPERTY WEALTH (LAND + IMPROVEMENTS) TAX

In his taxonomy of the property tax, Anders Muller defines the property tax as a "recurrent tax related to ownership or occupation of land and/or buildings" and notes that it exists in almost all countries (1988). This is a partial wealth tax, an annual tax on the gross capital value of the different interests in land and property. In Canada, the land and property values are usually added together and taxed at the same rate, but they may be taxed at different rates.

##### LAND VALUE (OR WEALTH) TAX

As Property Wealth Tax, but only on the land component of a property. A concept created in 1879 by Henry George and attempted in many municipalities around the turn of the century. The land value tax is an annual tax on the current market value of land. Prest identifies it as "more genuine", "one has to think of the tax as being equivalent to an increase in the rate of return sacrificed by holding land..." (Prest 1982, 373). Poor implementation led to municipal budgetary shortfalls and excessive construction on low-value land in Western Canadian municipalities c.1905-1918, leading to its abandonment.

A variant on this form of tax is called site value or highest & best use tax. Essentially a lump-sum tax, it would be based on the *highest and best value* that a plot of land will ultimately command and that value is the basis for tax for all time, without any

<sup>9</sup> Land speculation is purchasing and holding raw land with the expectation that the value of the land will increase in time at a rate higher than the marginal rate. Development speculation is constructing to a standard higher than the minimum required in the Building Code, on the expectation that the retail value of increased quality of construction is higher than the cost of said construction.

discounting for futurity or any amendments for changing expectations. For example, a surface parking lot on a downtown property would be assessed on the value of a commercial building that would more preferably be constructed on the site, rather than the value of the parking lot. Such a tax will be fully capitalized on existing landowners and will have no influence on decisions about land usage or land disposal if profits are already being maximized.

**PARCEL TAX**

A property tax which is standardized by unit area of a parcel, or by frontage of a parcel on a right-of-way.

**PROPERTY IMPROVEMENTS TAX**

As Property Wealth Tax, but only on the improvements component of a property.

Another version of this tax is called the Unit Value Assessments, which is a tax on the usable floor area on a property, rather than the value of the property or its improvements. In effect, the tax is essentially a charge per square metre of the building. This tax would result in smaller buildings, and likely also reduce the rate of infill.

**PROPERTY USE (RENTAL INCOME) TAX**

A variant on Property Wealth Tax, this is a tax on land or property use, which can be approximated by levying a tax on rental income and on imputed owner-occupied income. A variant of this is a special tax on the annual income from property.

**VACANT LAND TAX**

This is a tax on vacant land, applied at higher rates than the Land Value Tax. Vacant Land Taxes are generally used as antispeculation and antihoarding devices or used to stimulate development.

11.1.2 ASSESSMENT OF DIFFERENT TYPES OF PROPERTY TAXES

OPTIONS	PERFORMANCE MEASURES																
	Administrative Considerations				Financial Implications to Municipality				Impact on Sustainability				Impact on Investment Risk Tolerances		Public Response		
TYPES OF PROPERTY WEALTH TAXES	Cost to Collect	Effort to Administer	Effort to Implement (if a new type of tax) <sup>10</sup> .	Effort to Enforce	Tax Reflects Cost of Services	Ability to Create Revenue	Negative Impact on Economic Growth	Amenability to Total Cost Accounting (or True Cost Pricing)	Impact on Environment (Direct or Indirect)	Impact on densification or infill development	Impact on Sustainable Urbanism, (as Defined by Doug Farr)	Impact on Wellness	Impact on Land Speculation	Impact on Development Speculation	Transparency (Perceived Ability of Public to Understand Tax Form)	Perceived Political Palatability	Legal Defensibility/ Constitutionality
<b>Property Wealth (Land+ Improvements or City Planning) Tax</b>	Low	High; but administrative machine is in place in most jurisdictions in North America.	n/a	Moderate	Low	High	Moderate	Low	Negative: encourages sprawl	Moderately Negative: discourages maximum use of land	Negative	Neutral to Negative	Positive	Negative	Moderate	High	Proven
<b>Land Value Tax</b>	Low	As Above	Low	Moderate	Low	High	Positive	Low	Moderately Positive	Strongly Positive: encourages maximum use of land	Facilitates positive, depending on quality of city planning	Facilitates positive, depending on quality of city planning	Negative	Positive	Moderate	High	Proven (see MGA 284-1-R)
<b>Parcel Tax</b>	Low	Low	Low	Low	Moderate. The size and shape of the lot does impact required servicing.	High	Neutral	Depends on how tax is structured; potential to be high	Facilitates positive, depending on quality of city planning	Positive. Encourages smaller and narrower lots.	Facilitates positive, depending on quality of city planning	Facilitates positive, depending on quality of city planning	Neutral	Neutral	Moderate. Complexity of size vs shape calculations could be confusing.	Moderately High	Probable
<b>Property Improvements Tax</b>	Low	Low	Low	Moderate	Low	High	Very High	Low	Negative	Strongly Negative: discourages	Negative	Negative	Positive	Negative	Moderate	Moderate	Proven

<sup>10</sup>Includes both administrative complexity and compatibility with existing land use regime.

<b>Property Use (Rental Income, or Highest &amp; Best Use) Tax</b>	Low	Low	Difficult	Moderate	Low	High	Moderate	Low	Negative	Strongly Negative: discourages intensive use of land	Negative	Negative	Positive	Negative	Moderate	Moderate	Proven	
<b>Vacant Land Tax</b>	Low	Low	Low	Moderate	Moderate	Moderate	Low to Moderate	Moderate	Inner City: Positive City Edge: Negative	Positive	Facilitates positive, depending on quality of city planning	Facilitates positive, depending on quality of city planning	Negative	Positive	High	Low	Probable	

### 11.1.3 DISCUSSION: A PROCESS OF ELIMINATION

As discussed in the beginning of this section, this process of elimination, based on the analysis above, cuts less preferable forms of revenue generation from further consideration, so additional attention can be paid to the most promising forms.

Endorsing for Further Consideration: <ul style="list-style-type: none"> <li>• Property Tax</li> <li>• Land Value Tax</li> <li>• Parcel Tax</li> </ul>	Discarding from Further Consideration <ul style="list-style-type: none"> <li>• Property Improvement Tax</li> <li>• Highest &amp; Best Use Tax</li> <li>• Vacant Land Tax</li> </ul>
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Property Use Tax, which would be based on assessed rental value of a property is considered inferior to Property Wealth Tax, which taxes the assessed value of land and improvements at the same rate. This was because, while returning generally similar values, rental assessment is considered by land appraisers to be an indirect and less preferable form of appraisal than value assessment (UBC, 2012). In addition, the amount of work to restructure the tax assessment methods would be very high. Hence Property Use Tax was removed from further consideration. It is recognized that a rarely-used type of business tax is based on Property Use Tax.

The Land Value Tax, however, presents many potential benefits. Its failed attempt at implementation in Canada in the 1910s notwithstanding, it is strongly praised by North American municipal revenue specialists, including the Lincoln Institute of Land Economics, as having positive impacts in the few municipalities where it has been partially implemented as an altered form of Property Wealth Tax. In these cases, the mill rate on land is five to ten times higher than the mill rate on improvements. Land Wealth Taxes need to be based on current land values, not speculative future land values, to provide a reliable source of revenue and avoid repeating the failures in Canada in the 1920s (Madge, 1946). When the land component of property tax is made a larger component than the improvements component, this has been shown to strongly encourage quality construction, and shift land speculation towards development speculation (Bird & Slack 2002). Hayllar (2004), the former Director of Finance for the City of Pittsburgh, sharply criticized the Land Tax in a 2004 letter to the Philadelphia Times, for being not tied closely enough to

income. His criticism lends some credence to using the land tax only to support community services, not factors better paid through user fees; also, increasing the land wealth-to-property tax wealth slowly in order to better monitor results. Mr. Hayllar's assertion that the Land Tax did not contribute to increased development in Pittsburgh is not supported by quantitatively rigorous studies such as that by Oates & Schwab (1996).

The Highest and Best Use Property Tax or Site Value Tax, a variant of the Land Value Tax, assesses land based on the use which would be the most appropriate to a property, rather than the actual use of that property. The Highest and Best Use Property tax was not deemed appropriate for further consideration because of perceived vulnerability to legal challenges against highest & best use assessments, as well as low political palatability. In addition, the Highest and Best Use Property tax could perpetuate the undue tax of core areas, to the benefit of the periphery.

A solitary Property Improvements Tax presents few, if any, benefits, and many negative consequences, including encouraging land speculation while discouraging development, and was removed from further consideration.

The Parcel Tax, which taxes land on the basis of the size and shape of the property (as opposed to the assessed market value of the property as per a Land Wealth Tax) was considered to be very promising. The parcel tax is also a common form of business tax. This is discussed further below in sections on the Amortized Infrastructure Maintenance & Replacement Charge.

Finally, the Vacant Land Tax would add tax surcharges on developable properties left vacant for more than an established period of time. While this form of tax indicates certain potential benefits, it was felt that the relatively low ability to generate funds, combined with the strong negative political reaction by certain sectors, combined with the uncertain fiscal impacts this tax would have on both land and development speculation, make this taxation concept inappropriate to further consideration.

## LAND TRANSFER & CHANGE IN LAND VALUE TAXES

These forms of taxes are also based on assumed ability to pay. A land transfer tax is in effect a sales tax on land transfers; in some cases its stated purpose is to cover the costs to government of filing changes in registration in ownership on a property. When raised too high, these taxes can have a detrimental impact on land markets, especially if non-speculative sales are impacted by buyer's concerns on the transfer tax (Nowlan, 2007).

A tax on the change on land value is taxed in Canada by senior governments, and goes under the title Capital Gains Tax, payable in the year that a property is sold. The philosophical argument behind this tax is that the difference in land value between purchase and sale is income, and as such is affordably payable by the landowner, and hence is subject to income tax. While property taxes under the MGA are required to be based on assessed property market value, assessment could also conceivably be based on cost recovery. Please see Road fees for discussion on road maintenance and amortization costs.

### 11.1.4 DEFINITIONS OF SPECIFIC TYPES OF LAND TRANSFER TAXES

#### **LAND GAIN (INCREMENT) TAX**

Also referred to as an Unearned Increment Tax, this is a land gain tax on the increase in land value, paid annually, not just at the time of transfer (Prest 1982). According to Muller (1988), very few countries use it. A land gain tax can be used as an antispeculation measure when the level of taxation is based on length of ownership.

#### **DEVELOPMENT GAIN TAX, AND BETTERMENT TAX**

These are all taxes on the increases in land value due to a certain event, which could be rezoning or public investment in infrastructure (Muller 1988). Prest defines a development gain tax as a "land-increment tax related to gains associated with permission to use land for particular purposes" and writes that it therefore "would not apply to all land gains" (1982, 374).

#### **CAPITAL GAINS TAX**

These are taxes applied to land gains. Most developed countries do have a separate capital gains tax or they tax capital gains under the income tax. A few countries have a separate capital gains tax on immovable property. Owner-occupied residences are often exempt (full value or a specific partial value) or taxed at a lower rate. When used, land gain taxes are more often imposed at the national, rather than the local, level. This is the case in Canada<sup>11</sup>.

#### **LAND SALES TAX**

This tax is based on the sale price or assessed value of a property, levied when it changes ownership. It is intended to raise revenue or curb real estate transactions.

<sup>11</sup> An argument could be made that good planning decisions by a municipality create most of the land-related Capital Gains taxes in Canada, and so that portion of income tax should be remitted to applicable municipalities.

11.1.5 ASSESSMENT OF DIFFERENT TYPES OF LAND TRANSFER TAXES

OPTIONS	PERFORMANCE MEASURES																
	Administrative Considerations				Financial Implications to Municipality				Impact on Sustainability				Impact on Investment Risk Tolerances		Public Response		
TYPES OF LAND TRANSFER & CHANGE IN LAND VALUE TAXES	Cost to Collect	Effort to Administer	Effort to Implement (if a new type of tax) <sup>12</sup> .	Effort to Enforce	Tax Reflects Cost of Services	Ability to Create Revenue	Negative Impact on Economic Growth	Amenability to Total Cost Accounting (or True Cost Pricing)	Impact on Environment (Direct or Indirect)	Impact on densification or infill development	Impact on Sustainable Urbanism, (as Defined by Doug Farr)	Impact on Wellness	Impact on Land Speculation	Impact on Development Speculation	Transparency (Perceived Ability of Public to Understand Tax Form)	Perceived Political Palatability	Legal Defensibility/Constitutionality
<b>Land Gain Tax/Increment Tax</b>	Moderate to High	High; the administrative machine could be modified to assess.	Moderate, possibly high	Moderate to High	Low	Moderate to low: Market-dependent	Moderate	Low	Neutral	Neutral	Neutral	Neutral	Negative	Negative	High	Low	Probable
<b>Development Gain Tax (Internal, Rezoning)</b>	Low	Low; the administrative machine could be modified to assess.	Low	Low	Low	Low	Moderate	Low	Neutral	Negative	Negative	Negative	Negative	Negative	High	Low	Probable
<b>Development Gain Tax (External, from New Infrastructure)</b>	Moderate	Moderate; the administrative machine could be modified to assess.	Moderate, Possibly High	Moderate	Moderate to High	Low to Moderate	Low to Moderate Depending on Implementation	Moderate to High	Neutral to Positive	Positive to Negative: Case Dependent	Positive to Negative: Case Dependent	Positive to Negative: Case Dependent	Negative, but indirect positive impacts from associated projects		Moderate	Very Low	Probably
<b>Capital Gains Tax</b>	Low (already being collected by senior gov'ts)	Low (already being collected by senior gov'ts)	n/a	Low	Moderate	Moderate to High	Moderate	Low	Neutral	Neutral	Neutral	Neutral	Neutral to negative	Neutral to negative	High	Moderate	Proven
<b>Land Sales tax</b>	Low	Low	n/a	Low	Low	Moderate	Moderate	Low	Neutral	Neutral to Negative	Neutral	Neutral	Neutral to negative	Neutral to negative	High	Moderate	Proven

<sup>12</sup>Includes both administrative complexity and compatibility with existing land use regime.

### 11.1.6 DISCUSSION: A PROCESS OF ELIMINATION

As discussed in the beginning of this section, this process of elimination, based on the analysis above, cuts less preferable forms of revenue generation from further consideration, so additional attention can be paid to the most promising forms.

<p>Endorsing for Further Consideration:</p> <ul style="list-style-type: none"> <li>• Capital Gains</li> <li>• Land Sales Tax</li> </ul>	<p>Discarding from Further Consideration</p> <ul style="list-style-type: none"> <li>• Land Gain</li> <li>• Development Gain, Internal</li> <li>• Development Gain, External</li> </ul>
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None of the “Gain” taxes (Land Gain, Development Gain Internal, and Development Gain External), eg, surcharges on increases on land and/or property values, presented a promising taxation alternative. All would create strong political backlash, while not offering significant revenue generation capability. In addition, the usefulness of the “Gain” taxes in recovering government capital investment from beneficiaries seemed limited, in light of levies and other special taxes that are more direct, easier to account for, transparent, provide more predictable levels of funds, and are more politically palatable.

Capital Gains taxes already exist in Canada, and are administered through the Income Tax regime. An argument can be constructed that Federally levied Capital Gains Taxes on municipally-located real estate sales represent a particularly problematic disconnect between revenue and expense. As this tax occurs across orders of government, and as capital gains implications can negatively influence redevelopment of aging properties, municipal revenues can be negatively impacted. This not only generally contributes to the expansion of municipal infrastructure shortfalls, but also can negatively impact the achievement of the public values discussed above (Sense of Community, Health and Wellness, Multigenerational Equity, Stress Avoidance, Happiness, and Security). Obviously the benefits of Capital Gains Taxes to society at large are well established, but the exploration of mechanisms whereby municipalities are involved in the application or partial suspension of the tax by the federal government is an intriguing area for further research.

Land Sales Taxes already exist in Canada, and are administered directly, through transfer title fees, and through the Federal Government’s Goods and Services Tax on new property sales. Sales taxes are often administered by American municipal governments, and are encouraged for use in Canadian municipalities by the Canada West Foundation. The authors feel that municipal sales taxes may reduce the economic competitiveness of urban municipalities, thereby negatively impacting sustainability. However, some of the arguments discussed above paragraph relating to Capital Gains Taxes apply here and more detailed analysis would be appropriate.

## DEVELOPER’S CHARGES

Developer’s charges are imposed by a municipality to cover the one-time costs associated with the new development – the capital costs of hard infrastructure, or municipal services Huffman (1988). Where municipal funding is notionally set up to maintain existing infrastructure and services (although, to the point of this paper, clearly does not), Developer’s Charges are intended to pay for some or all of the infrastructure improvements that are effectively integral part of their projects. Problematically, in Calgary, the MGA doesn’t allow the municipality to charge developers the full capital costs of growth: this results in capital deficits contributing to municipal infrastructure shortfalls in addition to operating deficits. (Alberta MGA, s. 651)

Further, Blais (2010) argues that issues also arise if DC’s are set as a flat rate per residential unit. This results in indirect subsidies from new inner-city developments to new Greenfield developments, from small units to large units, and from small lots to large lots. (Speir, 2002). Also, DC’s, if negotiated on an ad hoc basis, can create a level of uncertainty in the development community which will restrict economic development (Skarburskis 1992 & 1995). Additional information comes from Fodor (1998),

### 11.1.7 DEFINITIONS OF SPECIFIC TYPES OF DEVELOPER’S CHARGES

**A general note: the differences between the different types of Developer’s Charges are often very subtle. Wherever possible, the focus of the particular type is emphasized.**

#### IMPACT MITIGATION FEE

This is a cost (fee for service or body of work) generally assessed and collected by the municipal development authority to pay for the anticipated impacts of development. In most countries proposed large developments require an environmental impact statement or assessment as part of the permit or permission process. If anticipated impacts of a development are extensive, local governments can require mitigation through payment of an impact fee (Burge, 2007).

#### EXACTION (NORMALLY CALLED A DEVELOPMENT COST CHARGE OR LEVY IN CANADA)

An exaction is a "requirement placed on developers to help supply or finance the construction of public facilities or amenities made necessary by the proposed development, such as infrastructure parks, or schools" (Alterman 1989, 3). Exactions started as a requirement for a dedication of land for such facilities in new developments. State and local governments have expanded the concept to allow fees in lieu of land dedication and/or the building of a facility (see impact fees). Further extensions have allowed provision of off-site facilities made necessary by the development (see linkage).

#### PLANNING GAIN (ALSO CALLED DEVELOPMENT CHARGE, BETTERMENT LEVY, OR BUILDING RIGHT FEE); TWO FORMS: DCC SURCHARGE AND QUALITY REBATE

Planning gain taxes come in two forms. The first is a charge based on the difference in the value of the land with permission to build and the value of the land without such permission. It is an attempt to recapture some or all of the value that is created by the permission to build. Effectively, it is a DCC surcharge levied in conjunction with expanded development entitlements.

The second form, the quality rebate, is a planning gain tax that would be applied to all new construction, with a rebate system commensurate with meeting preset targets such as the exceeding of building code or other sustainability benchmarks. Effectively, this means high quality buildings will pay less in tax.

#### LINKAGE (SOCIAL SERVICES EXACTION)

A linkage payment is a monetary charge in lieu of provision of facilities or services. Rachele Alterman (1989) has studied linkage in a number of countries where its use has recently been introduced and provides a useful definition:

“Linkage, or linked development, is a policy that taps some currently burgeoning types of land use, such as office or commercial development, in order to finance the construction of housing or some other social need, such as job training or employment. In land-use law terms, linkage is (or aims to be) a mechanism of land use regulation that requires or entices developers of certain classes of land use to construct or help finance the provision of housing--especially "affordable" housing--as a condition for permission to build or to obtain some "bonus." More prosaically, from the developer's point of view, linkage is a requirement that a builder who intends to build x, must also build y.”

Alterman writes that some take a more narrow view of linkage, identifying it only with mandatory requirements; others interpret it more broadly and include incentive-based programs as well. Linkage can be seen as an outgrowth of two methods of land use control: exactions for infrastructure and other public services, and requirements for social housing.



### 11.1.8 ASSESSMENT OF DIFFERENT TYPES OF DEVELOPER’S CHARGES

OPTIONS					PERFORMANCE MEASURES													
DEVELOPER'S CHARGES	Administrative Considerations				Financial Implications to Municipality				Impact on Sustainability				Impact on Investment Risk Tolerances		Public Response			
	Cost to Collect	Effort to Administer	Effort to Implement (if a new type of tax).	Effort to Enforce	Tax Reflects Cost of Services	Ability to Create Revenue	Negative Impact on Economic Growth	Amenability to Total Cost Accounting (or True Cost Pricing)	Impact on Environment (Direct or Indirect)	Impact on densification or infill development	Impact on Sustainable Urbanism, (as Defined by Doug Farr)	Impact on Wellness	Impact on Land Speculation	Impact on Development Speculation	Transparency (Perceived Ability of Public to Understand Tax Form)	Perceived Political Palatability	Legal Defensibility/Constitutionality	
Impact Mitigation Fee	Case-specific	Case-specific	Case-specific	Low	n/a – Tax is not a revenue, but a cost recovery on a mitigation program(s)		Case-Specific, but Typically Low to Moderate	High	Ideally positive must be neutral, but could be negative	Case-specific (but ideally the specific mechanisms could be used for creating a positive impact)		Neutral to negative	Negative	Moderate.	Moderate.	Proven		
Exaction	Low	Low	Moderate	Low	High	High	High	High	Ideally positive must be neutral, but could be negative	Case-specific (but ideally the specific mechanisms could be used for creating a positive impact)		Neutral to negative	Negative	Moderate	High	Proven		
Planning Gain	Low	Case-specific*	Low to Moderate	Low	Low	Low	Low to Moderate	Low	Case-specific (but ideally the specific mechanisms could be used for creating a positive impact)							High to Moderate	Case-specific	Probable
Linkage Payment	Moderate to High	Moderate to High	Moderate to High	Low	n/a - Tax is not a revenue, but a cost recovery on a social good		Case-specific	Case-specific	Case-specific (but ideally the specific mechanisms could be used for creating a positive impact)			Neutral to negative	Negative	Moderate to High	High	Probable		

### 11.1.9 DISCUSSION: A PROCESS OF ELIMINATION

As discussed in the beginning of this section, this process of elimination, based on the analysis above, cuts less preferable forms of revenue generation from further consideration, so additional attention can be paid to the most promising forms. All four of the types of developer’s charges were felt to be strong candidates.

<b>Endorsing for Further Consideration:</b> <ul style="list-style-type: none"> <li>Impact Mitigation fee</li> <li>Exaction</li> <li>Linkage Payment</li> <li>Planning Gain Quality Rebate (aka ‘Crap Tax’)</li> </ul>	<b>Discarding from Further Consideration</b> <ul style="list-style-type: none"> <li>Planning Gain (DCC Surcharge)</li> </ul>
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Impact mitigation fees (or requirements) are used to mitigate the negative impacts of a proposed development, whether social or environmental. Typically, the mitigation is scaled and managed to the initial impact, and the fee (or requirement) is set only to cost-recovery levels. Relatively small costs of impact assessment and mitigation, done by or paid for by the developer, prevent significant direct and indirect costs to society (and the taxpayer) in the future (Alterman 2002).

Exactions are called Development Cost Charges (DCC) or Levies in Canada. The DCC’s applied by the City of Calgary should be reviewed to ensure they truly reflect the municipal costs associated with new development. It is important to consider that

DCC’s are primarily focused on capital or installation costs of new infrastructure, not costs of operation and maintenance (O&M). It is also important to note that it is in O&M where the majority of municipal infrastructure shortfall exists; also, the municipal government act of the Province of Alberta does not allow municipalities to place DCCs or levies on all factors that contribute to the costs associated with supplying municipal services to new development areas.

The strength of linkage payments is through encouraging a more comprehensive form of impact assessment; their weakness is the complexity of negotiation and their administration. In general, they are felt to provide less-than-optimal return for the money and time invested (Alterman 2002). As such, they should be considered only for extremely large private-sector projects, and no public-sector projects.

Of the two forms of Planning Gain taxes, the DCC Surcharge is not considered further, since these fees are covered already both through the DCC fee and the increased property tax that arises from an increased assessment. The second form, which is retroactive, may offer a promising innovation in municipal revenue generation towards sustainable outcomes. The authors took to calling this innovation the “crap tax” and feel exploration of its implementation deserves serious further consideration. While the primary intent of this tax would be to encourage quality outcomes in planning, design, and construction, it could also have long-term positive benefit on municipal revenue generation and public values. Until medium and late adopters begin building to a higher standard in order to avoid paying the Planning Gain Quality Rebate, it is possible in the short term that this could also be a strong revenue generator for the municipality.

### USER FEES

User fees are the most direct form of taxation, and are based on the principle of user-pays. They are most commonly employed to cover or offset the cost of utilities, facilities, or transit owned and operated by the municipality. Information for this section is derived from Bird & Tsiopoulos (1997), Canadian Federation of Independent Business, 2006, Dewees (2002), Duff (2004), Mokhtarian (2001&2005), and Parry (2009). Road fees are technically a user fee but are considered separately below.

Proponents of user fee taxes argue that they dispel the myth that public goods and services are somehow “free.” User fees ensure that an increase in demand for services and infrastructure will be covered by those who want those services, and are also willing to pay for them. User fees create a fiscal dynamic where people use only what they need as opposed to what they want and forces people to internalize the costs of their lifestyles, and modify their behaviour to avoid wasting their own money (Elnaboulsi, 2008).

Within the context of the municipal infrastructure challenge, user fee proponents argue that infrastructure and services are not just a question about supply — how to get the necessary financing and funding to increase the amount of infrastructure investment — they are also a question about demand — funding infrastructure through ability to pay forms of taxation, when user fees could be utilized, artificially increases the demand for infrastructure. User fees keep the demand for infrastructure in check, while taxation causes demand to rise (Mokhtarian, 2001 & Duff, 2004).

Another argument employed to support the expansion of user fees, and applicable within the Calgary context, is that higher non-residential property wealth taxes that are levied against businesses, and used to subsidize residences, have significant detrimental impacts on business start-ups and small, especially family-owned, businesses. These proponents suggest that, the dependence of municipal revenues on the business sector’s perceived ability to pay hinders economic growth by placing a huge impediment on small businesses, which typically generate the most new ideas, most growth employment, and most vibrancy to the urban fabric (Bird, 1997; Blais, 2010; Canadian Federation of Independent Business, 2006).

Opponents of the expansion of the user fee paradigm argue that they may restrict use of facilities that society wants or needs people to be encouraged to use. For example, free libraries assist in maintaining an informed population. As another example, where recreation centre fees are set at cost-recovery levels, those who are economically less well-off will not be able to benefit from the health benefits of frequent fitness, and may cost society more in the long run through medical and/or social services costs.

### 11.1.10 DEFINITIONS OF SPECIFIC TYPES OF USER FEES

#### USER CHARGE

User charges fall into two categories: consumption-related and benefit-related. Consumption-oriented user charges are for the actual amount of serviced utilities used by the consumer, such as metered services like water, sanitation, and electricity or for access to a facility. Charges related to benefit build on consumption-related user charges by attempting to capture the value of the capital costs and/or connection costs of providing such service infrastructure as water mains, electricity lines, and road paving. The perception is that usage will decrease if metered, as customers will have a direct incentive to change behavior and also contribute to maintenance of infrastructure lines. Electricity is already charged under the benefit model; so the implication here is mainly towards application of a similar model to water and waste water.

#### PERMIT FEE

This is generally a fee required with any permit application to cover administrative and processing costs.

#### SPECIAL ASSESSMENT (SERVICING COST LEVY)

Generally used to finance infrastructure or services provided by government, special assessments are useful in two types of situations: when there is a one-time cost that is beyond the scope of tax devices already in place or when the "natural" area for providing infrastructure or a specific service does not follow established jurisdictional borders. Rather than charging based on usage—a user charge—the district served by the infrastructure or service is defined and costs of the infrastructure or service are levied across the district on a one-time or continuing basis.

#### TRANSFER TAX

This is a tax for the recording and/or administration of a land transfer (for example, a stamp duty).

### 11.1.11 ASSESSMENT OF DIFFERENT TYPES OF USER FEES

OPTIONS				PERFORMANCE MEASURES													
OTHER USER FEES	Administrative Considerations				Financial Implications to Municipality				Impact on Sustainability				Impact on Investment Risk Tolerances		Public Response		
	Cost to Collect	Effort to Administer	Effort to Implement (if a new type of tax).	Effort to Enforce	Tax Reflects Cost of Services	Ability to Create Revenue	Negative Impact on Economic Growth	Amenability to Total Cost Accounting (or True Cost Pricing)	Impact on Environment (Direct or Indirect)	Impact on densification or infill development	Impact on Sustainable Urbanism, (as Defined by Doug Farr)	Impact on Wellness	Impact on Land Speculation	Impact on Development Speculation	Transparency (Perceived Ability of Public to Understand Tax Form)	Perceived Political Palatability	Legal Defensibility/Constitutionality
User Charge (Transit, Recreation, water, etc.)	Case-Specific; generally moderate	Moderate to High	n/a	Moderate to High	High	Moderate to Low	Low, usually many positive intangibles	Moderate to High (usually just operational is partially covered)	Usually Positive	Positive	Positive	Positive	Depends on distance from facility or service	Depends on distance from facility or service	High	High	Proven
Permit Fee	Good	Low	n/a	Low	High	Low	Low	Low	Low	n/a	n/a	n/a	Neutral to negative	Neutral to negative	High	High	Proven
Special Assessment	Moderate to Low	High to Moderate	Case-Specific	Low	High	Tax is a cost recovery on a specific outcome	Low	High	Case-specific (but ideally the purpose is to achieve a positive impact)				Case-Specific	Case-Specific	High	Case-Specific	Proven
Transfer Tax	Low	Low	Low	Low	Low	Low	Low	Low	Neutral	Neutral	Neutral	Neutral	Neutral to negative	Neutral to negative	Moderate	Low	Proven

### 11.1.12 DISCUSSION: A PROCESS OF ELIMINATION

All user fees generally provide a small stream of municipal revenue, and often cover only a portion of the actual costs incurred by the municipality to provide the good or service. What they do is prevent spurious use by the public, thereby limiting their use to a sustainable level.

<p>Endorsing for Further Consideration:</p> <ul style="list-style-type: none"> <li>• User Charge: Water Meters, Recreation Charges, Transit Charges, etc.</li> <li>• Permit Fee</li> <li>• Special Assessment</li> <li>• Transfer Tax</li> </ul>	<p>Discarding from Further Consideration:</p> <ul style="list-style-type: none"> <li>• n/a</li> </ul>
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For water and sewer lines, the authors feel it appropriate that the City of Calgary continue gradually shifting from payment of water infrastructure by flat fee, to payment by water meter. Eventually, water meter rates would be set to the total-cost-accounting recovery for water and sewer infrastructure use, operation, maintenance, and amortized replacement costs.

Similarly, solid waste fees should be based on cost-recovery, using total-cost accounting (including the full costs of trucks, labour, landfills, and other waste-related facilities and operations).

## ROAD FEES

Road fees are a user fee that addresses one of the most ubiquitous, visible, and fiscally impactful infrastructure systems of western municipalities. Proponents of road fees argue that those who choose to drive more, or who choose to live in more remote locations requiring more road infrastructure per capita, should pay proportionally more (or all) of the additional costs associated with their lifestyles and behavior (Cervero, 1997). However, opponents argue that road fees interfere with freedom of movement, and transceiver technologies are a violation of privacy (Ben-Akiva, 1985).

### 11.1.13 DEFINITIONS OF SPECIFIC TYPES OF ROAD FEES

#### ROAD TOLLS

Road tolls are a form of road fee that are gaining in popularity as infrastructure and human resource intensive toll booths are being replaced by increasingly more reliable and less expensive digital license-plate recognition and transceiver technologies (Guo, 2011). The perception is that road usage and traffic will decrease following commencement of road tolls; however experience seems to show this only occurs on tolled roads when there are non-tolled alternatives available. In the rare circumstances where all roads are tolled, total traffic does not seem to decrease unless transportation alternatives are readily available; but the data available is not extensive enough to be conclusive. There are a range of possible road toll systems; in all urban situations a manned or automatic toll booth is not feasible. Modern tolling systems rely either solely on cameras, or transceivers with some camera backup<sup>13</sup>. All these systems are capital intensive but have been shown in other jurisdictions to be highly reliable. Road tolls come in five varieties: road-link facility based; area-based (cordon around a particular area), network based (for heavy goods only), regional, and national.

#### DISTANCE TAX (BASED ON DISTANCE TO SERVICES OR BUSINESS AREAS)

This is a levy on property, based wholly or in some combination of the distance from the property to the urban core, or an employment centre, or a transit station, or a place of services. It is intended primarily as an alternative to Road Tolls, but far easier to administer.

#### AMORTIZED MAINTENANCE INFRASTRUCTURE & REPLACEMENT CHARGE (AIC) – BASED ON LOT CHARACTERISTICS

Another form of road fee, which also functions as a different methodology for property tax assessment, allocates graduated road maintenance and amortization costs to properties according to their situation along a municipality's road network. Annual charges could be assessed as a component of and/or an alternative to much of the property wealth tax. This offers an exciting avenue for further research and is discussed in the Recommendations Section below.

This an annual fee would be collected specifically for both the maintenance, plus a component of the present value of the amortized replacement/major maintenance value divided by the number of years required between major maintenance work, of a given piece of infrastructure, levied on the properties adjacent to or using said infrastructure. As an example, if ten houses are on a cul-de-sac, then each house would annually pay an amount equal to the cost of street sweeping and snow clearing on the cul-de-sac, plus  $\frac{1}{10}$  of  $\frac{1}{25}$  of the present value cost of a repaving and street underlay check for the cul-de-sac every 25 years. The latter amount would be held by the municipality in a designated account, guaranteeing financial ability to pay for repaving every 25 years.

Applied to arterial roads, this method might utilize the data and/or algorithms from the transportation forecasting models that the City has found to be good predictors, re-applied to a house-by-house or neighbourhood-by-neighbourhood manner. These tools, however, may be more appropriate to commercial, industrial, and institutional areas.

Information in this section is derived from a combination of these papers: Gaker (2010), Gomez-Ibanez (1992 & 1999), Jakobssen& Garling (2000), Kenworthy (1999), Ploeg (2011), Small (2005), Tang (2010), Taylor (2011), Thompson (1968), Train (1980), Wachs (2003), and Wheaton (1955).

The size of lots, or frontage of lots, and density of use per unit size of lot, are all variables that could influence AIC calculations and would need to be considered were the City of Calgary to seriously consider adopting them.

As an alternative for residential areas, for every road segment in Calgary, the following data would be collected and processed as follows:

Road Segment Identifier	Number of residential units served by road segment	Annual Cost of maintenance of road segment	Amortized cost of replacement of road segment	Total annual cost of road segment	Total annual cost divided by number of residential units served.
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“Road segment” would include the road, road drainage, vegetation, and parallel bikeways and sidewalks. Residential units could be calculated either as a contained residential unit, or the number of bedrooms, lot frontage, floor area ratio, footprint, or the floor size of the building.

Service areas could be defined with either downtown as the final destination, or the nearest Transit-Oriented Development, or some mixture.

#### AMORTIZED MAINTENANCE INFRASTRUCTURE & REPLACEMENT CHARGE (AIC) – BASED ON VEHICLE KILOMETRES TRAVELLED AVERAGING

As for the above, except charges are based on VKT by neighbourhood vehicle. This charge may be levied either by property, or by vehicle, as a license surcharge and be based on a model or an actual reading.

#### GAS TAX (WHOLESALE)

This is a tax placed on hydrocarbon fuel wholesalers, based on a fee per unit fuel sold.

A less direct form of road fee, that is much easier to collect than tolls, is a gas tax. Gas taxes can be set specifically to recover the costs of maintaining and amortizing roads. The challenge with gas taxes is in their implementation: users can avoid paying by traveling to areas outside the gas tax jurisdiction (Gulldman, 1989). As such, a regional system would be required for successful implementation.

#### GAS TAX (RETAIL)

The same as a Gas Tax (Wholesale), only levied at the retail level.

#### CONGESTION CHARGE

A revised form of road toll, in which the tolls are applied only (or are raised) in areas and/or at times in which congestion is common.

#### PARKING TAX

This is an indirect form of road toll in for business and industrial areas, in which the municipality levies a fee per parking stall, with the funds used to maintain roads in the area.

<sup>13</sup>Interview with Dr. Robin Lindsey at Canadian Transportation Research Forum National Conference, Calgary 2012

11.1.14 ASSESSMENT OF DIFFERENT TYPES OF ROAD FEES

OPTIONS	PERFORMANCE MEASURES																
ROAD FEES	Administrative Considerations				Financial Implications to Municipality				Impact on Sustainability				Impact on Investment Risk Tolerances		Public Response		
	Cost to Collect	Effort to Administer	Effort to Implement (if a new type of tax) <sup>14</sup> .	Effort to Enforce	Tax Reflects Cost of Services	Ability to Create Revenue	Negative Impact on Economic Growth	Amenability to Total Cost Accounting (or True Cost Pricing)	Impact on Environment (Direct or Indirect)	Impact on densification or infill development	Impact on Sustainable Urbanism, (as Defined by Doug Farr)	Impact on Wellness	Impact on Land Speculation	Impact on Development Speculation	Transparency (Perceived Ability of Public to Understand Tax Form)	Perceived Political Palatability	Legal Defensibility/Constitutionality
Distance Tax	Low	Moderate – changes with changes to city	Moderate	Low	High	High	Moderate to high in the suburbs,	High	Positive	Positive	Positive	Positive	Negative in suburban areas, positive closer to urban nodes	Negative in suburban areas, positive closer to urban nodes	Moderate	Low in suburbs, higher in nodes	Probable
AIC –Lot Characteristics	Low	Low	High	Low	High	High	Low to Moderate in core and nodal areas.	High	Positive	Positive	Positive	Positive	Negative in suburban areas, positive closer to urban nodes	Negative in suburban areas, positive closer to urban nodes	High	Moderate to High	Probable
AIC –VKT	Moderate	High	High	High	High (Theoretically, perfect match)	High	Certainty of funding for infrastructure will have large positive macroeconomic implications.	High	Positive	Positive	Positive	Positive			High	Very low	Probable
Road Tolls	Moderate to High (Technology not perfected)	High	High	High	High	High		High	Positive	Positive	Positive	Positive			High	Low to Moderate	Proven
Congestion Charge	Moderate to High	High	Moderate	Moderate	Moderate	Medium to Low		Moderate	Positive	Positive	Positive	Positive			High	Low	Probable
Parking Tax	Low	Low	Low	Low	Moderate to High	Moderate to High		High	Positive	Positive	Positive	Positive	High	Moderate to Low	Proven		
Gas Tax (Wholesale)	Low	Low	Low	Low to Moderate	Moderate	High	Low	Low moderate	Positive	Positive	Positive	Positive	Negative at periphery; Positive at core	High	Moderate	Proven	
Gas Tax (Retail)	High	High	Low	Moderate to high	Moderate	High	Low	Low moderate	Positive	Positive	Positive	Positive	High	Low	Proven		

11.1.15 DISCUSSION: A PROCESS OF ELIMINATION

11.1.15.1 Preamble

<sup>14</sup>Includes both administrative complexity and compatibility with existing land use regime.

As discussed in the beginning of this section, the process of elimination cuts less preferable forms of revenue generation from further consideration, so additional future attention can be paid to the most promising forms.

<p>Endorsing for Further Consideration:</p> <ul style="list-style-type: none"> <li>• Amortized Infrastructure Charge (AIC) – Based on Lot Characteristics</li> <li>• Road Tolls</li> <li>• Parking Tax</li> <li>• Gas Tax Wholesale</li> <li>• Congestion Charge</li> </ul>	<p>Discarding from Further Consideration</p> <ul style="list-style-type: none"> <li>• Distance Tax</li> <li>• Amortized Infrastructure Charge (AIC) – VKT Based</li> <li>• Gas Tax Retail</li> </ul>
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The following extract from the textbook of the post-secondary course “Urban and Real Estate Economics”, offered by the University of British Columbia (2003, 9.16, 9.20) provides an excellent overview of the interplay of factors under consideration here.

“...what is required is that we make more efficient use of the road capacity that we already have. The direct way to do this is to charge a price or "congestion toll" for road use during peak periods. The toll should equal the external cost of travel at the efficient traffic volume. Such a toll will make drivers take the full marginal cost of their decisions into account (it will "internalize" the externality), and lead to efficient travel decisions...

Charging a price for the use of a road, bridge or tunnel is not new. However, until recently, tolls were intended primarily as means of generating revenue for transportation authorities, rather than a mechanism for controlling road use. The first large-scale system of congestion pricing was implemented in Singapore in 1975...motorists were required to purchase a pass (the initial fee was \$3 per day) in order to travel to the city centre during peak periods. [This] had very significant impacts on vehicle use. Gomez-Ibanez and Small [1994] report that it reduced the number of vehicles entering the restricted area by 47%, and reduced the number of single occupant trips by 60%. These reductions came from several sources. Some former drivers shifted to carpools and buses, while others rescheduled their trips or changed routes...this occurred because individuals who used to travel through the restricted area travelled around it after the imposition of the fee, which increased traffic volumes on circumferential routes...

Other recent experiments with tolls include the design and testing of a fully electronic system of road pricing in Hong Kong (never implemented due largely to concerns about privacy), the implementation of cordon or area pricing in several Scandinavian cities, and intercity freeway congestion pricing to control weekend travel in France (see Gomez-Ibanez and Small [1994] and May [1992]).

Large scale congestion pricing has not been adopted anywhere in North America. Early concerns about collection costs and privacy issues have been largely addressed through improvements in technology, but political impediments to road pricing remain strong. There seems to be widespread resistance to the idea that voters should pay through tolls for facilities that they have already paid for through taxes. This may explain why congestion has been most successful on new, privately provided facilities...

Congestion pricing is the most direct and effective means of controlling road use. However, it is not the only approach. Governments have tried a wide variety of policies to reduce auto use. Supply side policies are those that focus on the capacity of the transportation system... These include improvements in traffic control systems (coordinating signals, providing traffic information, and so on), improving public transit service and building new mass transit systems, building new roads, adding high occupancy vehicle lanes to existing roads, improving highway maintenance and reducing the time it takes to clear traffic accidents. Demand side policies focus on the demand for travel... These include controlling the growth and spatial development of metropolitan areas (encouraging the formation of subcentres, concentrating high density housing near transit stops, and so on), staggering work hours and encouraging telecommuting, increasing licensing fees, gasoline taxes and parking charges, and instituting congestion pricing on roads...only two policies...could have much of an impact...peak-hour road pricing, and a surcharge on parking downtown during the morning peak...

...Land values, land development patterns, and city sizes all depend critically on the costs of transporting goods and people within cities. Unfortunately, much transportation within cities is inefficient because drivers do not pay the full social cost of road use. This mispricing, or better, underpricing, arises from two type of externalities. The first is a congestion externality. Users of congested roads do not consider the impacts of their decisions on the travel times of other road users. This leads to excessive congestion during peak travel periods. The second is environmental pollution. Cars and other vehicles are key contributors to urban air pollution. The costs of environmental damage are also external to the decisions of individual drivers, and these costs are exacerbated by traffic congestion...The mispricing of travel in cities also contributes to the problem of urban sprawl.

...The traditional approach to the problem of traffic congestion has been to increase capacity, by building new highways, expanding existing highways or constructing new rail transit systems. It is now well understood that this is a bankrupt (and bankrupting) strategy. Building our way out of the problem is financially infeasible, and rail rapid transit is horribly inefficient at the population densities that one finds in most North American cities. Most important, in the absence of congestion pricing, adding capacity will not reduce congestion anyway — it just encourages more travel. It seems clear that effective solutions to the congestion problem will have to focus on the demand side of the market for urban travel.”

Taken as a whole, it needs to be recognized that Canadian society has made a decision that single family home living is an ideal worth subsidizing, in spite of its huge direct and indirect, short-term and long-term costs. Public sentiment is slowly shifting away from this form of urban structure as the full extents of the long-term costs have become clearer (in other words, we are dealing now with the consequences of short-term planning decisions made decades ago).

### 11.1.15.2 Assessment and Repercussions

The Distance Tax is considered non-competitive to the other forms of road used fees. Although intellectually straightforward and theoretically easy to implement, on-going administration, the high chance of legal challenge to distance measurements, and factoring in changes to the urban form over time, make this tax inappropriate.

The two Amortized Maintenance Infrastructure & Replacement Charges – one based on lot size, location, and configuration, the other based on averaging of vehicle kilometres travelled, provide extremely tight adherence to the principles of user-pays and full transparency. This cost of service form of assessment would be completely transparent, and tied directly to the amortized full-lifecycle costs of separate pieces of infrastructure. The trade-off here is VKT, while more accurate, would require a system for annual collection and recording of VKT for every single vehicle, and a method for separating in-city VKT from external VKT. Parcel characteristics, though slightly less accurate, provide a completely transparent, quantitative, and predictable/reproducible form of revenue. Additional, parcel characteristics probably would have a significant added benefit of shaping urban form towards more sustainable outcomes over time. VKT is therefore removed from further consideration.

For local non-major roads, the Amortized Maintenance Infrastructure & Replacement Charge is considered appropriate. This is because road use can easily be allocated to particular properties. For major roads, electronic road tolls are considered appropriate. User trips are highly varied in nature, and generalized assumptions about trip origin-destination, charged through statistical averaging, will be highly contentious, making the Amortized technique less than optimal. Additionally, road tolls on major systems would capture appropriate contributions to revenue from road users originating outside the jurisdiction.

It is unclear exactly what the definition between “local” or “non-major”, and “arterial” or “major” should be for the above, especially where the local road grid, which will not be tolled, can be used as a substitute for the arterials that will be tolled. In general, when unclear, the Amortized technique will be preferable; hence only the Primary Arterials would be reasonable candidates for road tolls. These would likely include all roads identified as part of Calgary’s skeletal road network in the Calgary Transportation Plan.

Non-tolled roads that capture new traffic from drivers avoiding tolled roads could be good candidates for ‘Main Street’ type development. The increased ability to support a business community from this traffic would both add tax revenue to the municipality as well as provide more complete and better-serviced neighbourhoods.

Congestion charges have been used successfully in some international circumstances, wherein the metropolis is over 5 million in population, the congestion charge applies only to a well-defined downtown core, and opportunities for businesses to relocate to the suburbs are few. Calgary does not fit these factors; however a downtown congestion charge could be considered.

Similarly, a downtown-only Parking Tax (on privately-owned parking facilities) is not appropriate for Calgary. However, a tax based on the number of parking stalls may be appropriate in suburban retail and light industrial areas, in association with Amortized Maintenance Infrastructure & Replacement Cost calculations (in other words, instead of looking at the configuration of retail and industrial lots in an AIC, a key factor would be the number of parking stalls).

Retail gas taxes are far more difficult to administer, and have identical benefits, to wholesale gas taxes. Gas taxes can also provide a more direct linkage between those who use the road and those who pay for the road. Hence, wholesale gas taxes are recommended for further consideration, in a manner coordinated with the road tolls and amortized maintenance infrastructure & replacement charges.

## OTHER TAXES

A miscellany of other taxes are employed by municipalities in the form of fees or fines, ostensibly set to cost-recovery levels, for specific services and registrations, and/or to promote the achievement of desired regulatory outcomes. These taxes range from fines associated with the contravention of laws and bylaws, through parking and taxi license fees, to franchise fees. The public's

complacency with these taxes ranges significantly, as do these taxes' positive to negative impact on behavior and economic development. The following sources contributed to this discussion: Banister (2001), Buehler (2011), Hannay (2006), and Hutton (2012).

### 11.1.16 DEFINITIONS OF SPECIFIC TYPES OF OTHER TAXES

#### **FINES**

A municipal fee levied against violators of bylaws.

#### **BUSINESS LICENSE**

An annual fee levied against businesses in the City. Note that the City of Calgary is one of the few municipalities in Canada to retain a business tax, but this this is being phased out through a gradual amalgamation with a non-residential property tax.

#### **FRANCHISE FEES**

A municipal fee levied upon the establishment of franchises within City limits, sometimes collected at the same time a business license.

#### **UTILITIES REVENUE TAX**

A special form of Franchise Fee. This is a general tax on all utility providers in the municipality.

#### **SALES TAX**

A general sales tax on all retail and/or wholesale transactions in the municipality. These can be levied for specific projects, and have sunset clauses.

#### **VISITOR-SPECIFIC SALES TAX (HOTEL TAX, ETC)**

A sales tax geared specifically on goods and services typically used by tourists.

#### **CORPORATE TAX**

A general income tax on all corporate profits in the municipality.

#### **INCOME TAX**

A tax on all household income in the municipality, collected as a surcharge on Federal/Provincial Income Taxes<sup>15</sup>

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<sup>15</sup>See Capital Gains Taxes

11.1.17 ASSESSMENT OF DIFFERENT TYPES OF OTHER TAXES

OPTIONS				PERFORMANCE MEASURES													
	Administrative Considerations				Financial Implications to Municipality				Impact on Sustainability				Impact on Investment Risk Tolerances		Public Response		
OTHER TAXES	Cost to Collect	Effort to Administer	Effort to Implement (if a new type of tax) <sup>16</sup> .	Effort to Enforce	Tax Reflects Cost of Services	Ability to Create Revenue	Negative Impact on Economic Growth	Amenability to Total Cost Accounting (or True Cost Pricing)	Impact on Environment (Direct or Indirect)	Impact on densification or infill development	Impact on Sustainable Urbanism, (as Defined by Doug Farr)	Impact on Wellness	Impact on Land Speculation	Impact on Development Speculation	Transparency (Perceived Ability of Public to Understand Tax Form)	Perceived Political Palatability	Legal Defensibility/Constitutionality
Fines	Moderate	High	n/a	High, but regime in place	Low	Low to Mod	Low	n/a	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	High	Low	Proven
Business License	High	Low	n/a	Low	Low	Low	Low: Small dampening on establishing new businesses	Low	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	High	Moderate	Proven
Franchise Fees	High	Low	n/a	Low	Low	Low	Low	Low	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	High	Moderate	Proven
Utilities Revenue Tax	Low	Low	n/a	Low	Low to Moderate	Moderate to High	Low to Moderate	Low	Case-specific – depends on implementation	Case-specific – depends on implementation	Case-specific – depends on implementation	Case-specific – depends on implementation	Neutral	Neutral	Low	Moderate	Proven
Sales Tax	Low to Moderate	Moderate (Low if attached to GST)	High (Low if attached to GST)	Moderate	Low	High	Low to Moderate:	Low	Neutral	Neutral	Neutral	Neutral	Neutral to negative	Neutral to negative	Moderate	Low	Proven
Sales Tax - Visitors	Low to Moderate	Moderate (Low if attached to GST)	High (Low if attached to GST)	Moderate	Low	Moderate	Low to Moderate:	Low	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	High	Moderate	Proven
Corporate Tax	Low	Low	Low	Low	Low	High	Low	Low	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral to negative	High	Moderate to Low	Proven
Income Tax	Low	Low	Low	Low	Low	High	Low	Low	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral to negative	High	Low (unless a portion of already taken)	Proven

<sup>16</sup>Includes both administrative complexity and compatibility with existing land use regime.

### 11.1.18 DISCUSSION: A PROCESS OF ELIMINATION

As discussed in the beginning of this section, the process of elimination cuts less preferable forms of revenue generation from further consideration, so additional attention can be paid to the most promising forms.

Endorsing for Further Consideration:	Discarding from Further Consideration
<ul style="list-style-type: none"> <li>• Fines</li> <li>• Business Licences</li> <li>• Franchise Fees</li> <li>• Utilities Revenue Tax</li> <li>• Sales Tax</li> <li>• Income Tax</li> </ul>	<ul style="list-style-type: none"> <li>• Corporate Tax</li> <li>• Visitor’s Sales Tax</li> </ul>

Fines contribute to the adherence to bylaws in a municipality and should not be removed.

Business Licenses, Franchise Fees, Sales Taxes, Corporate Taxes, and Municipal Income Taxes and Utilities Revenue Taxes are, in varying amounts, major revenue generators for municipalities, but like property taxes, provide little direct connection between the users of municipal services and those who pay for such services. The authors feel that a key to achieving municipal fiscal sustainability is expanding potential revenue sources for municipalities and differentiating between services associated with common societal good and those associated with lifestyle choices. As such, sales tax, particularly for established and finite objectives and income taxes, particularly as a share of existing provincial tax, should be explored further.

The argument for sales taxes geared at tourists – such as Hotel Tax or Car Rental Tax – is that visitors use municipal goods and services without actually paying for them directly. The alternative view is that businesses that serve tourists pay taxes, and hence the tourists pay the municipality indirectly. This is a very location-specific argument, but the impulse of the authors is to favour the latter argument, at least in the case of Calgary where tourism is an important and growing part of the economy.

## SPECIAL FISCAL DEVELOPMENT AND AGRICULTURAL POLICIES

A well-established means of revenue development for municipalities is becoming a developer-for-profit. This can be accomplished through direct action in the market, or by corporatization of municipal assets into a separate entity (such as in Calgary with the Calgary Municipal Land Corporation). These kinds of actions are generally undertaken not just for revenue generation, but so as to also take the financial risk in spear-heading a new style of development deemed to be more sustainable, and/or a new location for development deemed to be desirable but difficult to achieve; generally this kind of action is intended to establish new markets and encourage the private sector to follow suit. Tax Increment Financing (called Community Revitalization Levies in Canada), or other future-value debt-based mechanisms are often employed in conjunction with these kinds of actions (Hall (2005), Hayden (2001) & Holcombe (2001)).

Agricultural levies are based on the concept that good agricultural lands have societal value, and their loss creates a societal loss while providing profit for only the landowner. Agricultural levies may be direct: a fee for developing on farmland; or indirect, such as requirements of developers to move or store topsoil before construction. Transfer of Development Rights, called Transfer of Development Credits in Canada, fall within this area of agricultural policies and may provide direct and/or indirect revenue sources for a municipality or municipalities<sup>17</sup> (Greenaway, 2011).

### 11.1.19 DEFINITIONS OF SPECIFIC TYPES OF SPECIAL FISCAL DEVELOPMENT AND AGRICULTURAL POLICIES

#### **DEVELOPMENT COMPANY (FOR-PROFIT CROWN CORPORATION)**

Transit-Oriented Developments, due to their density, can generate considerable financial return per unit land area. At a certain scale, when applied to entire transit corridors, T.O.D.’s can become fiscally self-sustaining and reduce the need for increasing road infrastructure. With a T.O.D. Development Crown Corporation, a municipality may be able to capitalize on some of this return. Concerns arise when the Crown Corporation and the municipal Planning Department have alternative perspectives.

#### **PUBLIC-PRIVATE PARTNERSHIP (P3)’s ON T.O.D.’s AND/OR SUSTAINABLE URBANISM**

Same as a T.O.D. Development Crown Corporation, only development is undertaken by a private development company with an established business relationship with the municipality. For example, the municipality would vend in the land, the private sector would undertake construction, and the risk and reward would be shared according to the structure of the P3 agreement.

#### **SOIL CONSERVATION REGULATIONS<sup>17</sup>**

This could be considered an indirect Developer’s Fee. Developers of Greenfield sites would be required under Soil Conservation Regulations, to remove topsoils from agriculturally-suitable areas that will be urbanized, to an area of permanent agricultural production, such as farms outside the urbanizing area, or to stockpile the soil at a particular location. The intent is to preserve good soils for food production, while increasing the cost of greenfield development, thereby reducing the rate of sprawl. Regulations of this sort must be careful to include incremental alteration of farming into rural recreational activities, such as horse ranching and golf.

#### **AGRICULTURAL NEGATIVE TAX<sup>17</sup>**

This is a negative rent tax, whereby agricultural or primary food production on a property decreases other tax rates against that property at a certain ratio of value of food production to decrease in taxes. The purpose is to encourage food production. Regulations of this sort must be careful to exclude rural recreational activities such as horse ranching and golf.

<sup>17</sup> References to Transfer of Development Credits, Soil Conservation Regulations, and Agricultural Negative Tax were not found in literature; however the authors are anecdotally aware of these options and feel they should be considered.



### 11.1.20 ASSESSMENT OF DIFFERENT TYPES OF SPECIAL FISCAL DEVELOPMENT AND AGRICULTURAL POLICIES

OPTIONS	PERFORMANCE MEASURES																
	Administrative Considerations				Financial Implications to Municipality				Impact on Sustainability				Impact on Investment Risk Tolerances		Public Response		
	Cost to Collect	Effort to Administer	Effort to Implement (if a new type of tax).	Effort to Enforce	Tax Reflects Cost of Services	Ability to Create Revenue	Negative Impact on Economic Growth	Amenability to Total Cost Accounting (or True Cost Pricing)	Impact on Environment (Direct or Indirect)	Impact on densification or infill development	Impact on Sustainable Urbanism, (as Defined by Doug Farr)	Impact on Wellness	Impact on Land Speculation	Impact on Development Speculation	Transparency (Perceived Ability of Public to Understand Tax Form)	Perceived Political Palatability	Legal Defensibility/Constitutionality
Development Company	Case-specific	Case-specific	Case-specific	n/a	High	Case-specific	Case-specific	High	Case-specific	Case-specific	Case-specific	Case-specific	Case-specific	Case-specific	Low	Case-specific	Proven
PPP's on T.O.D.'s or Sustainable Urbanism	Case-specific	Case-specific	Case-specific	n/a	High	Case-dependent	Case-specific	High	Case-specific	Case-specific	Case-specific	Case-specific	Case-specific	Case-specific	Low	Case-specific	Proven
Soil Conservation Regulations	Low	Moderate	Moderate	Moderate	High	n/a - Tax is a cost recovery on a specific outcome	Short-term negative, longer-term positive	High	Positive	Positive	Positive	Positive	Negative on farmland, neutral to positive on other land market	Neutral	High	Moderate	Probable
Agricultural Negative Tax	High	High	High	High	n/a	Negative	Positive	n/a	Positive	Neutral to Positive	Strongly Positive	Strongly Positive	Positive	Negative	High	High to Moderate	Probable

#### 11.1.21 DISCUSSION: A PROCESS OF ELIMINATION

As discussed in the beginning of this section, the process of elimination cuts less preferable forms of revenue generation from further consideration, so additional attention can be paid to the most promising forms.

Endorsing for Further Consideration: <ul style="list-style-type: none"> <li>• Municipal Development Company</li> <li>• P3's on T.O.D.'s</li> <li>• Soil Conservation Regulations</li> <li>• Agricultural Negative Tax</li> </ul>	Discarding from Further Consideration <ul style="list-style-type: none"> <li>• n/a</li> </ul>
--	---

Municipal development corporations, focused on sustainable urban, and T.O.D. outcomes, are typically intended to demonstrate to the private sector that these new forms of development are marketable. Care must be taken to ensure proper implementation. Traditional wisdom indicates that developments by municipalities have a history of financial failure; however the Calgary Municipal Land Corporation (CMLC) has been very successful in its community redevelopment levy in Calgary's East Village.

Soil Conservation Regulations and the Agricultural Negative Tax both hold tremendous potential to contribute to sustainable living and reduce the loss of agricultural soils. Both of these should be explored further.

## 12 APPENDIX E: RATIONALES FOR AREAS OF FUTURE RESEARCH

The table below summarizes which tax forms have been argued should be carried forward for further consideration of a comprehensive and entirely new revenue generation regime. All existing taxes have been carried forward as well.

It is recognized that any new tax regime, especially one significantly different from the current regime, would need to be phased in over an extended transition period in order to minimize negative economic impacts.

<b>Tax Form Recommended For Detailed Consideration</b>	<b>Comment</b>
<b>Property Wealth Tax (Land and Improvements Value)</b>	Considered primarily to act as a status quo control to potential future alternative assessment regimes; however persuasive arguments have been made that Land-Focused Property Wealth tax is preferable. Consideration of potential future alternatives should be evaluated in light of the fact that roughly half of the current property tax goes to province.
<b>Land-Focused Property Wealth Tax</b>	It is anticipated that careful consideration of the optimal land wealth to property improvements wealth ratio in the City of Calgary's future property tax regime will be a key feature of future study. The primary purpose of such taxes will be payment of services that provide value to all, such as police, fire, recreation centres, some social services, parks, etc.
<b>Parcel Tax</b>	This is included essentially as a variant of AIC.
<b>Capital Gains Taxes &amp; Land Sales Taxes</b>	The City of Calgary should push forward with a quantitative argument to senior governments that a large portion of the income tax collected from capital gains should be transferred to municipal governments and/or should be refundable in order incentivize needed redevelopment.
<b>Impact Mitigation Fee</b>	Clearer regulatory structure is desirable, particularly as it pertains to demands on the automobile transportation network.
<b>Exaction – Development Cost Charges</b>	Should be reviewed to ensure fair and adequate pricing structure, using the same overall performance measure structure used by this paper. Greater attention should likely be given to full-cost accounting. In the context of a complete revenue structure review, it would be appropriate to review the on-site exaction policies.
<b>Linkages</b>	Suitable only for extremely large private-sector developments, otherwise administratively too complex to result in a reasonable cost-benefit ratio.
<b>Planning Gain Quality Rebate</b>	Properly structured, such a tax could be a powerful city-wide incentive to build to best-possible standards.
<b>User Fees Minor</b>	Continuation of minor user fees, for everything from recreation centres to land transfer fees. A review of these fees should be considered.
<b>User Fees Major (Mainly Water Meters)</b>	Calgary should continue aiming for water metering for all buildings, in the context of the user-pays principle.
<b>User Fees Major (Solid Waste Disposal)</b>	While Calgary is aiming for solid waste disposal fees, note should be made that everyone benefits from proper waste disposal.
<b>User Fees Major (Other)</b>	An analysis of all possible user fee revenue streams should be evaluated in light of the consideration of the need for common goods vs. reduction of behaviours that create excessive external costs.
<b>Permit Fee</b>	Covers the cost of permit registration to government. Unlikely to change in structure, but should be evaluated to balance full cost recovery with ensuring best practices by the regulator.
<b>Special Assessment</b>	May be difficult to evaluate as each project is unique, so comparison to other taxes is very difficult. However, this technique can be very effective at helping create complete communities and should be considered further.
<b>Transfer Tax</b>	Covers the cost of land transfer registration to government. Unlikely to change.
<b>AIC – Based on Lot Characteristics and Location</b>	For application, would require a full Total Cost Accounting (TCA) database for every road segment in the municipality. The quantitative evaluation would need to consider lot size, shape, frontage, and several other factors in articulating the best format of the AIC policy. Although implementing AIC would be a large effort, it would take very little effort to maintain and the authors feel this offers an extremely fair, transparent, market-driven, pragmatic, and sustainable form of property tax. It should be noted that this would have to be implemented with other forms of municipal revenue generation focused on delivering needed public goods.
<b>Road Tolls</b>	For use only on Primary Arterials, and Provincial Highways if transferred to municipal jurisdiction. Full review of available road toll technologies, and determining which are appropriate to Calgary,

	would be a major task.
<b>Congestion Tax</b>	This would be a surcharge on cars entering or leaving downtown during rush-hour. It is meant to further encourage people to use transit, and help cover the additional emergency services costs that occur during rush hour.
<b>Parking Tax</b>	Potential application to automobile-based retail areas and light industry parks, both with limited on-street parking.
<b>Gas Taxes – Wholesale</b>	To be considered and coordinated with the overall new matrix of road tolls and amortized maintenance infrastructure & replacement charges (AIC).
<b>Fines</b>	Few if any changes from current regime need be considered.
<b>Business License</b>	May be appropriate for phase-out.
<b>Franchise Fees</b>	May be appropriate for phase-out.
<b>Utilities Revenue Tax</b>	Calgary benefits from its ownership of an electric company, but normally may be appropriate for phase-out.
<b>Sales Tax</b>	Considered for time-limited, specific projects.
<b>Income Tax</b>	Focus would be on municipalities being allocated a portion of general revenue from income tax as a fair way to contribute to common goods; and also gaining the capital gains from real estate sales portion of income tax, since municipal actions have significant impact on increasing land value.
<b>Municipal Development Co.</b>	The Calgary Municipal Lands Company is a very successful model in Calgary. May be difficult to assess as each project is handled independently.
<b>P3's on Transit-Oriented Developments and/or Sustainable Urbanism</b>	Is encouraged for future consideration particularly pertaining to building major transit infrastructure.
<b>Soil Conservation Regulations and Agricultural Negative Tax</b>	These would best be considered together, with research into the experience of other municipalities with agricultural plans. The intent would be developing a set of bylaws on these. The Soil Conservation Regulations should be considered in conjunction with consideration of expansion to the borders of the City of Calgary.

For most of the proposed tax forms, the following approach should be adopted:

1. The first phase of future study would establish minimally complex but quantitative versions of the Performance Measures. These approaches need to be reviewed by City of Calgary staff to ensure simplicity, understandability, and legality.
2. The second phase should establish a project management plan for fulfilling the needs of the quantitative models.
3. The third and final stage would create a detailed implementation plans, which would become the actual bylaws to be adopted by Council.

The exceptions to this approach are:

- **USER FEES MAJOR (WATER METERS & SOLID WASTE DISPOSAL).** The City of Calgary is well underway to achieving metropolitan wide user-fee based cost-recovery on both these items. No further research is needed.
- **PLANNING GAIN QUALITY REBATE.** The financial implications of this proposed form of tax are very difficult to predict, as they would depend on independent decisions by individuals and developers. The best way to evaluate impact is experiential: this would involve collecting the collective wisdom and experience of City of Calgary staff to create a most-likely model, implement a limited-impact version of the tax, and then evaluate results. An objective way of measuring “better than building code” would need to be utilized, with politically palatable rates and implementation policies established beforehand.

**LAND VALUE PROPERTY TAX.** The very large literature database available on this form of tax combined with the past experience in Pittsburgh, plus the great ease of establishing this tax by simply modifying the mille rates, indicate that the City of Calgary can and should proceed with a Land Value Property Tax immediately, starting with small increases in land value/small decreases in improvements value, and monitoring results.



Cairnstone

# Towards Reform of Taxation in the City of Calgary

Presentation to the Mayor



Everyone Knows And Loves...





## Property Taxes



- Have been the standard for municipal financing for at least a century.
- The concept was originally that the wealthy own more property, so can afford more taxes. In effect, property tax was a best-guess income tax, with less hassle.
- This made a lot of sense when cities were geographically small, and municipal services were few.
- Is enshrined in the Municipal Governance Act



But...

Cities are not geographically small anymore, and land or property ownership does not correlate as closely with wealth.



OUR RECORDS INDICATE THAT A FINA  
FOR PAYMENT OF YOUR TAXES. PLEAS  
INSTITUTION HAS BEEN NOTIFIED.

THIS INFORMATION IS PROVIDED FOR YOUR RECORDS  
YOUR TAXES, PLEASE SUB

1st INSTALLMENT DUE ON OR BEFORE AUGUST 15th  
2nd INSTALLMENT DUE ON OR BEFORE NOVEMBER 15th  
(REMITTANCE COUPONS ATTACHED ON SECOND PAGE)  
IF MAKING FULL PAYMENT, TAXES MUST BE PAID ON

PLEASE WRITE YOUR PARCEL IDENTIFICATION ON  
PENALTY WILL BE IMPOSED IF T

Regardless, property tax remains the  
mainstay and standard for raising  
municipal finances, and property  
assessment is a certified profession.





So What's the Problem?



Problem 1: Property Value (Hence Property Tax)  
Does Not Correlate well to Cost of Providing  
Services

For Example:  
Getting to Work in the Morning



If I live more than 1 km from a CT Train Station, in a 3-bedroom suburban house, and I have a regular 9-5 job, chances are I will drive. I will use up about 10 km of 3.5 m-wide lanes to get to work. This means I used 35,000 m<sup>2</sup> of pavement getting to work.

If I live about 3 km from downtown, in a 3-bedroom condo or townhouse, and I have a regular 9-5 job, there is a good chance I will bike. I will use up about 3 km of 1.5 m-wide lanes to get to work. This means I used 4,500 m<sup>2</sup> of pavement getting to work.

## Getting to Work in the Morning



3-Bedroom Suburban House:  
About \$400,000

35,000m<sup>2</sup> of Asphalt



3-Bedroom Condo near Downtown:  
About \$400,000

4,500m<sup>2</sup> of Asphalt

**SAME PROPERTY TAX ON BOTH**

## Second Example: Taking a Shower



If you live in a suburban neighbourhood, chances are the water for your shower arrived through a pipe more about this big. A 20cm pipe has a cross-sectional area of  $99\text{cm}^2$ , with  $\sim 89\text{cm}^2$  available for water flow. Ratio of 1.111.



If I live about 3km from downtown, chances are the water for your shower arrived in a pipe about this big. A 1.3m pipe has a cross-sectional area of  $6,415\text{cm}^2$ , with  $\sim 6,396\text{cm}^2$  available for water flow. Ratio of 1.003.

## Taking a Shower



Lots of steal, and high installation costs,  
per unit water.



Far less steal, and maybe double the  
installation costs, per unit water.

**ECONOMIES OF SCALE.  
SAME TAX BILL.**



### Net Result:

Residences in the Core Area are subsidizing the Suburbs.  
Part of the reason people choose to move to the suburbs is  
because of this, creating a  
**NEGATIVE FEEDBACK LOOP**



## Problem 2: Property Tax is a Difficult Beast to Master



This is an equation I found in the article "Is there a double-dividend from anti-sprawl policies?" by Bento, Francob, & Kaffine (Journal of Environmental Economics and Management 61 (2011) 135-152).

It predicts the rate and type of development of greenfield sites based on varying land value/development value property tax scenarios.

$$\frac{dTR}{dt_D} = \underbrace{\left[ t_D - \int_0^{\bar{x}} \frac{\partial p}{\partial O} h(S) 2\pi x dx \right] 2\pi \bar{x} \frac{d\bar{x}}{dt_D}}_{W^P} + \underbrace{(1+M)t_p \left[ S(\bar{x}) - \int_0^{\bar{x}} \frac{\partial S}{\partial O} 2\pi x dx \right] 2\pi \bar{x} \frac{d\bar{x}}{dt_D}}_{W^I}$$

$$+ \underbrace{\left( t_d 2\pi \bar{x} \frac{d\bar{x}}{dt_d} + \pi \bar{x}^2 \right) \left( \int_0^{\bar{x}} \frac{\partial p}{\partial B} \frac{dB}{dI} h(S) 2\pi x dx - 1 \right)}_{W^B} + \underbrace{(1+M)t_p \left( t_d 2\pi \bar{x} \frac{d\bar{x}}{dt_d} + \pi \bar{x}^2 \right) \int_0^{\bar{x}} \frac{\partial S}{\partial B} \frac{dB}{dI} 2\pi x dx}_{W^{BI}}$$

...this is before we mention the challenge of assessing hundreds of thousands of properties every year... 'Nuff Said

$$\frac{1}{c} \frac{\partial X}{\partial \tau} = \frac{\partial}{\partial \tau} \left\{ \beta \left( N - \frac{v}{c} Y \right) \right\} - \frac{\partial}{\partial \xi} \left\{ \beta \left( M + \frac{v}{c} Z \right) \right\},$$

$$\frac{1}{c} \frac{\partial}{\partial \tau} \left\{ \beta \left( Y - \frac{v}{c} N \right) \right\} = \frac{\partial L}{\partial \xi} - \frac{\partial}{\partial \xi} \left\{ \beta \left( N - \frac{v}{c} Y \right) \right\},$$

$$\frac{1}{c} \frac{\partial}{\partial \tau} \left\{ \beta \left( Z + \frac{v}{c} M \right) \right\} = \frac{\partial}{\partial \xi} \left\{ \beta \left( M + \frac{v}{c} Z \right) \right\} - \frac{\partial L}{\partial \eta},$$

$$\frac{1}{c} \frac{\partial L}{\partial \tau} = \frac{\partial}{\partial \xi} \left\{ \beta \left( Y - \frac{v}{c} N \right) \right\} - \frac{\partial}{\partial \eta} \left\{ \beta \left( Z + \frac{v}{c} M \right) \right\},$$

$$\frac{1}{c} \frac{\partial}{\partial \tau} \left\{ \beta \left( M + \frac{v}{c} Z \right) \right\} = \frac{\partial}{\partial \xi} \left\{ \beta \left( Z + \frac{v}{c} M \right) \right\} - \frac{\partial X}{\partial \xi},$$

$$\frac{1}{c} \frac{\partial}{\partial \tau} \left\{ \beta \left( N + \frac{v}{c} Y \right) \right\} = \frac{\partial X}{\partial \eta} - \frac{\partial}{\partial \xi} \left\{ \beta \left( Y + \frac{v}{c} N \right) \right\},$$

where

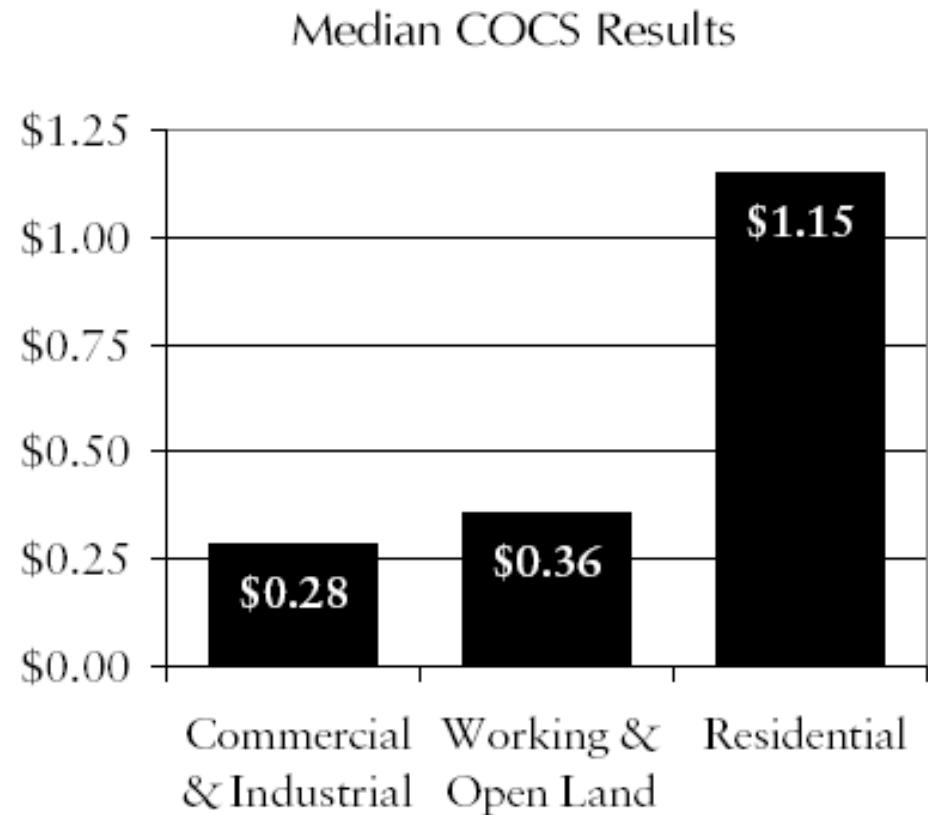
$$b = 1/\sqrt{1 - v^2/c^2}$$

In Einstein's paper "The Principle of Relativity", the most complicated equation is shown above, in the section called "Transformation of the Maxwell-Hertz Equations for Empty Space. On the Nature of Electromotive Forces Occurring in a Magnetic Field During Motion"...



Problem 3: Residential Areas Cost More than They Generate in Taxes

Numerous Cost of Community Services Studies (COCS) in the US and Canada are returning similar results:



A 'COCS' is a data-intensive method of determining what revenues municipalities gather from different types of development, vs. costs. A ratio  $> 1$  means the land use costs more than it generates in revenue, vice-versa for  $< 1$ . The data-intensiveness of this method, combined with its inability to assess more specific zones, makes it ineffective as an implementation tool.

It does show, however, how the property tax regime has adapted to political pressures, in a fairly consistent manner across the continent.



## What are the Options?

Definitions taken from "Does sprawl cost us all? Isolating the effects of housing patterns on public water and sewer costs". Cameron Speir, Kurt Stephenson. American Planning Association. Journal of the American Planning Association. Chicago: Winter 2002. Vol.68, Iss. 1, p. 56-70 (15 pp.)

# Option 1: Revise the Property Tax Regime



Many different sorts of property taxes are available to the intrepid politician.

## PROPERTY TAX

There are two different forms of property taxation: The first is a partial wealth tax, an annual tax on the gross capital value of the different interests in land and property. The second is a tax on land or property use, which can be approximated by levying a tax on rental income and on imputed owner-occupied income.

## LAND VALUE TAX

The land value tax is an annual tax on the current market value of land; it could be classified as a type of site value tax (see below). Prest identifies it as "more genuine" and certainly more commonly used. Essentially, he writes, "one has to think of the tax as being equivalent to an increase in the rate of return sacrificed by holding land..." (Prest 1982, 373).

## LAND GAIN (INCREMENT) TAX

A land gain tax is a tax on the increase in land value, paid annually or at the time of transfer, with no regard to any system of land use control (Prest 1982). According to Muller (1988), very few countries use it. A land gain tax can be used as an antispeculation measure when the level of taxation is based on length of ownership.



A continuation of a catalogue of ways of taxing land.

## SITE VALUE TAX

Prest defines this as essentially a lump-sum tax, based on the highest and best value that a plot of land will ultimately command and that value is the basis for tax for all time, without any discounting for futurity or any amendments for changing expectations. Such a tax will be fully capitalized on existing landowners and will have no influence on decisions about land usage or land disposal if profits are already being maximized (1982, 372).

## TRANSFER TAX

There are two types of transfer taxes: one is a tax for the recording and/or administration of a land transfer (for example, a stamp duty). The second is a tax, based on the sale price or assessed value, that is intended to raise revenue or curb real estate transactions.

## DEVELOPMENT GAIN TAX, BETTERMENT TAX, AND LAND INCREMENT TAX

These are all taxes on the increases in land value due to a certain event, which could be rezoning or public investment in infrastructure (Muller 1988).

## CAPITAL GAINS TAX

These are land-related when they are applied to land gains. Most developed countries do have a separate capital gains tax or they tax capital gains under the income tax. A few countries have a separate capital gains tax on immovable property. Owner-occupied residences are often exempt (full value or a specific partial value) or taxed at a lower rate.

Even more on the various methods of taxing land.

## VACANT LAND TAX

There are effectively two types of vacant land taxes. The first provides that the vacant land is taxed on the basis of full market value rather than current use value. A second method used is to tax vacant land at higher rates than other classified uses of land. Vacant land taxes are generally used as anti-speculation and anti-hoarding devices and used to stimulate development.

## CITY PLANNING TAX

This is a tax on land to provide designated funds for city planning functions. In Japan, this is an annual tax on the assessed value of land and buildings and applies in Urbanization Promotion Areas (OECD 1983).

## IMPACT FEE

This is a fee generally assessed and collected by the land policy and planning department of a local government to pay for the anticipated impacts of development. In most countries, proposed large developments require an environmental impact statement or assessment as part of the permit or permission process.



Take a breath before we dive back in...

# Option 2: Have a Look at Developer's Charges



## EXACTION

An exaction is a "requirement placed on developers to help supply or finance the construction of public facilities or amenities made necessary by the proposed development, such as infrastructure, parks, or schools. Exactions started as a requirement for a dedication of land for such facilities in new developments. State and local governments have expanded the concept to allow fees in lieu of land dedication and/or the building of a facility.

## ON-SITE EXACTIONS

On-site exactions are those by which the local government, as part of the development permitting process, requires developers to provide public facilities and/or services.

## PLANNING GAIN, DEVELOPER FEE

These charges are negotiable between developers and municipal planning officials and are most often used in areas of high land demand and increasing land values. They are fees to gain the right to develop a specific project. Often justified as attempts to mitigate adverse impacts of development, these types of fees should not be confused with impact fees, which generally are guided by specific formula to determine the costs of various impacts.

## DEVELOPMENT CHARGE, BETTERMENT LEVY, BUILDING RIGHT FEE

These charges are based on the difference in the value of the land with permission to build (with "planning permission," in the United Kingdom) and the value of the land without such permission. It is an attempt to recapture some or all of the value that is created by the permission to build.



More on Developer's Charges...

## LINKAGE PAYMENT

A linkage payment is a monetary charge in lieu of provision of facilities or services. Linkage, or linked development, is a policy that taps some currently burgeoning types of land use, such as office or commercial development, in order to finance the construction of housing or some other social need, such as job training or employment. In land-use law terms, linkage is (or aims to be) a mechanism of land use regulation that requires or entices developers of certain classes of land use to construct or help finance the provision of housing--especially "affordable" housing--as a condition for permission to build or to obtain some "bonus." More prosaically, from the developer's point of view, linkage is a requirement that a builder who intends to build x, must also build y.

Some take a more narrow view of linkage, identifying it only with mandatory requirements; others interpret it more broadly and include incentive-based programs as well. Linkage can be seen as an outgrowth of two methods of land use control: exactions for infrastructure and other public services, and inclusionary zoning.



# Option 3: Have a Look at User Fees



## USER CHARGE

User charges fall into two categories: consumption-related and benefit-related. Bahl and Linn (World Bank 1988) report that user charges account for about one-third of all locally raised revenues. Typical consumption-oriented user charges include those for water, sanitation, and electricity. Charges related to benefit attempt to capture the value of the benefit of urban services and often include the capital costs and/or connection costs of providing water, electricity, and road paving.

## PERMIT FEE

This is generally a fee required with any permit application to cover administrative and processing costs.

## SPECIAL ASSESSMENT

Generally used to finance infrastructure or services provided by government, special assessments are useful in two types of situations: when there is a one-time cost that is beyond the scope of tax devices already in place or when the "natural" area for providing infrastructure or a specific service does not follow established jurisdictional borders. Rather than charging based on usage—a user charge—the district served by the infrastructure or service is defined and costs of the infrastructure or service are levied across the district on a one-time or continuing basis.





Distance to Shopping:  
 $\pm 15\%$  of Tax



Distance to Downtown:  
 $\pm 50\%$  of Tax

Distance to C-Train:  
 $\pm 25\%$  of Tax



I would like to propose a new geographic-based taxation system, in which tax rates are determined by distance to places of employment, services, and fixed transit. These rates would be set to statistically-averaged cost-recovery levels, by neighbourhood. The more remote the subdivision, the higher the tax rate. This would recognize the very high role of roads in municipal costs, and be very easy to calculate. This would strongly discourage sprawl.



What do your stakeholders say?

# The Calgary Chamber of Commerce Supports User Fees



The Chamber Recommends:

Increase efforts to communicate to Calgarians the non-residential property tax and business tax burdens (in addition to the residential property tax burden), so that citizens and businesses have a more complete understanding of the costs of providing the bundle of municipal services.

Restructure the municipal financing framework to, where applicable, fund and deliver municipal services based on the „benefits principle“ (those who benefit more from a product or service should pay more).

This means:

- Road tolls
- Congestion taxes
- Development Cost levies
- Transit stop area government-owned development company

And cutting, or *eliminating completely*, property taxes



## Recommendations

- Any major changes need to be implemented over a 15+ year time horizon as they will impact property market values (and you want to be re-elected).

- While the idea of switching entirely to 'pure' user fees sounds good, the reality of building chip readers on every arterial road, and water metres on every structure in the city, is asking for an implementation Nightmare on Centre Street.

- I think property tax is a thing of the past and should be phased out completely.





- To encourage density at train stations, transit-oriented developments should be taxed at rates similar to those near downtown, while transit rates may need to be raised closer to operational cost-recovery levels.
- Development cost levy policies should be revised to allow developers to extend the CTraín lines to new large developments. This will encourage mass-consortiums to work together on large phased developments.
- Soil-conservation bylaws, in which black soil must be removed to an agricultural area before new locations are paved or built on, will increase greenfield development costs, which will slow development at the periphery. It will also protect the long-term food supply.



## Why is all This Important?

- Throughout North America, too much suburban infrastructure has been built. Full-cost operational expenses, which include replacement costs, have not been factored into municipal budgets or taxes.
- Property taxes, by subsidizing the suburb at the expense of the core, are encouraging this.
- Especially in the older cities of the east, this is taking the form of almost terrifying infrastructure deficiencies in the core, even while low-density infrastructure-heavy development continues apace.
- Calgary, as the sole municipality of a metropolitan area, is uniquely positioned to experiment with new taxation regimes that offer potential answers to these problems.





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Form fields: First name [required] Brian; Last name [required] Donaldson; How do you wish to attend? In-person; What meeting do you wish to comment on? [required] Council; Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing Meeting of Council

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden) Donaldson Presentation.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

Donaldson Letter.pdf

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

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April 20, 2024  
Via email

Dear City Council,

I write to you today as a concerned citizen of Calgary. Critically important data presented in the April 22 agenda document is misleading; if taken at face value, it supplies citizens and Councillors with misinformation that could impact the outcome of the upcoming vote on blanket upzoning. As presented, the agenda suggests that opposition to blanket upzoning outstrips support by approximately 2 to 1. But that assertion is presented using outdated data. In fact, The City's current data shows that **opposition to blanket upzoning outstrips support by approximately 10 to 1**. This difference is highly significant and must be understood and considered by Council.

The agenda for April 22 can be found [here](#) (click on Agendas, see the meeting listed for April 22, and look at the Agenda which is available in HTML and PDF formats). It is a 13,000+ page PDF document that few people - if anyone - will read in its entirety. Consumers of this information will very likely rely on the high-level summaries of the data provided in the document. But certain key summary information is out-of-date and highly misleading.

Page 178 of the agenda contains a section entitled "*What We Heard (as of Feb 2024)*". It summarizes the feedback and lists the pros and cons that were heard. There are 4 bullet points of pros and 15 bullets of cons. That's about 21% pros and 79% cons if you just count bullet points. The summary also states that The City has received feedback where approximately **1/3 of respondents support** blanket upzoning and **2/3 are against** it. Perhaps that was true back in February ***but it's not even close to true today***: The City's own data has the current numbers closer to **9% in support** and **88% opposed**. Here is how I arrived at this conclusion:

I looked carefully at the responses submitted to The City as part of the community engagement process that ended earlier this month. The agenda contains the online website submissions and written feedback not submitted through the website. The online submissions are much easier to mine electronically because they are in text format, whereas the written feedback is stored in image (unsearchable) format. I was able to programmatically search the online submissions and determine the following:

- There were **5213 online responses**, as follows:
- **465 in support of blanket upzoning (8.9%)**
- **4599 in opposition of blanket upzoning (88.2%)**
- **149 as neither in support nor opposition (2.9%)**

This is not consistent with the 1/3 support vs. 2/3 opposed split presented in the agenda, which suggests that there are two people who oppose blanket upzoning for every person who supports it. What matters most is the ***current*** reality of support vs. opposition - not what was reported back in February. The City's current data shows that those that oppose blanket upzoning outnumber those that support it by a margin of 10 to 1. In other words, **there are 10 people opposed to blanket upzoning for every person who supports it**. A factor of 10 is statistically significant.

The written letters were harder to analyze programmatically given their image (rather than text) storage format. I counted 217 pages of letters and I estimate that each letter is approximately 1.75 pages in length on average. Thus, I estimate that there are about 124 letter responses in total.

By scanning all the written letters I was able to gain a high-level summary of the responses. I could only find three that supported blanket upzoning; the rest of the letters (121) were opposed. Of the three letters in support, one was from a retired developer and the other two were simply The City's form sent back with "I support this" (or similar) handwritten on the top - i.e., with no letter or explanation.

Those citizens providing written letter feedback were **overwhelmingly (98%) opposed** to blanket upzoning: The vast majority of those respondents submitted letters of at least one page; some were more lengthy and highly detailed, explaining reasons for their opposition. These written letters demonstrate the high level of thought that the citizens opposed to blanked upzoning have put into the feedback process, and an overwhelming opposition to blanket upzoning in general.

To support more informed decision making it is prudent to communicate this more up-to-date summary information on the relative levels of opposition and support (**10 to 1 against blanket upzoning**) for public and Council consumption, rather than using out-of-date and now inaccurate information. Since the agenda (along with associated information) has already been published, this updated information should be presented to Council and to the public during the April 22 hearing.

Please feel free to reach out to me should you have any questions.

Sincerely,  
Brian Donaldson



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First name [required] Kathleen

Last name [required] Dillon

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] May 3, 2024

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

[required] - max 75 characters city rezoning for denser building alotments

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I live in Hillhurst. There is already enough density in this area. That means not enough parking, too much parking on the streets and too many garbage, blue and green bins to navigate around. Please consider all of these things in before you agree to more density in our neighborhoods! Please!



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First name [required]	Gerry
Last name [required]	O'Brien
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	May 3, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Blanket rezoning to RCG
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME (hidden)	





ATTACHMENT\_02\_FILENAME  
(hidden)

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

As a retired designer/builder of inner city homes I believe that I might be able to add some context that is missing in many of the oral presentations..

Since starting my career 40 years ago as a designer/developer of semidetached dwellings I have witnessed consistent opposition to increased density.

All of this opposition was in spite of the fact that the city allowed semi-detached (or 2 detached housing on 50 ' lots) because there was so much opposition to the three storey walk-ups occurring in Sunnyside in the previous decade.

I also witnessed councillors attempt to placate residents of the 1700 block of 1Ave NW by passing a motion that allowed them to choose their own zoning. This resulted in, what looked like, piano key zoning with R1 and R2 mixed on the same street. After the resulting loss of value through down zoning, several of the residents, who took advantage of the offer, eventually up-zoned again years later to recoup their losses; time and effort wasted.

I was invited to sit on the Hillhurst/Sunnyside Development Review Committee and for several years, as a developer and as a committee member, I observed that residents next to a higher density proposal are usually opposed. And they are often the only ones who show up.at the community reviews.

I am encouraged that so many have shown up to give support to the current proposal to rezone. It is an indication of the necessity of this proposal that the historical trend has been broken.

I have also witnessed decades of work on ARPs and LAPs that were intended to guide gentle development. These were all good faith documents; yet here we are. Even if this blanket rezoning is approved there are many communities protecting their single family dwelling status through 100 year old restrictive covenants (Anderson Caveat) with "historical character" as the rationale. These areas are undoubtedly unique but perhaps if they had worked on gentle densification over the years instead of defending exclusive single family dwellings the current proposal might not have been necessary. Suites, ADUs and laneway houses could all have been added to these neighbourhoods without changing front setbacks, tree canopies or the historical character of the communities. So here we are.

This proposal is a blunt instrument but unless the inner city neighbourhoods can quickly propose a solution to the current housing crisis then I don't know what options are left for council.

Thank You  
Gerry O'Brien



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First name [required] Tyler
Last name [required] Thomas

How do you wish to attend?

What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] May 3, 2024

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

[required] - max 75 characters Rezoning

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I spoke with Evan Spencer on the phone April 16th about this. Thank you for the call. I again would like to reinforce that until the transit situation especially in new outlying areas is resolved this is the wrong approach. Until you can get people in and out of communities you shouldn't be putting more people into areas that already are at capacity. My children already have to park a block away just to come home every night. They need cars because there is no adequate transit system in ward 12. Adding more people into these neighborhoods will increase the already crunch In The neighborhood.



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

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First name [required] Joan

Last name [required] Kowalewski

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] May 6, 2024

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

[required] - max 75 characters Calgary's Housing Strategy (Rezoning for Housing)

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

#### Main Points of Contention to Blanket Rezoning Plan

- Willy-nilly approach to higher density development will not be contextually sensitive to adjacent developments through height, massing, setbacks, and overall fit with the community. Privacy and safety concerns++; Property value concerns++
- Streets will be crammed with vehicles where new high-density buildings displace single family homes. Parking planned for new developments is totally inadequate. And how does this all of this additional street parking fit with future needs for e-charging?
- Established communities will lose space for trees, gardens, and other landscaping.
- Additional demand on sewer systems and other utilities in older neighborhoods may overwhelm the systems.
- Additional demand on other community infrastructure in established neighborhoods, especially schools, will be difficult to manage.

What I do support, though, is thoughtful and considered higher density development in locations that make sense. This was outlined in the Municipal Development Plan (MDP) that called for focusing future growth on nodes and corridors, activity centres and greater Downtown. And newer communities should be planned from the outset with mixed housing options in mind.



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First name [required] Brenda

Last name [required] Smith

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] May 14, 2024

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

[required] - max 75 characters The transparency in negotiations re Upzoning . Trust process reflects activ

Are you in favour or opposition of the issue? [required] Neither

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Seeking evidence of active listening to both sides. Council has an opportunity to demonstrate active listen and reflect potential value of citizen voice.

What areas of negotiation are truly available,  
Transparency of overriding influence that would not allow give/take resolution.

Deeply feel it is time for City council to boldly demonstrate active leadership in implementing the voices of both positions,  
Brenda Smith



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First name [required] marc
Last name [required] michaud

How do you wish to attend?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] May 4, 2024

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

[required] - max 75 characters blanket rezoning

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden)





ATTACHMENT\_02\_FILENAME  
(hidden)

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

This city has a spending problem, rezoning to collect more taxes is not the answer. Get rid of waste and the bloated bureaucracy first. That way you don't need to make more endless cash grabs like this.



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First name [required] Dianne

Last name [required] Cavadini

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] May 6, 2024

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

[required] - max 75 characters Rezoning

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Drop this rezoning idea. Read many articles on line and only increasing my anger and stand on this issue. DROP THE REZONING IDEA. There are better solutions and bigger issues like people not able to have basic necessities. Also read that this is a generation which is a bunch of garbage. People only want safe neighborhoods and communities which is why they picked where they live. Also how many times when homes built close together there was fire damage on homes on either side where the fire was. There are better safer solutions like rent control lowering enmax and property taxes and other bills so people can afford the basic necessities. Not only is the city getting lots of money from property taxes but also only from enmax being only shareholder of enmax. On top of all that read the mayor is asking for more money. When will all this stop. Obviously thinking the people who voted you in were going to help us they are helping themselves and using people who voted them in to pay for their crazy ideas. DROP THE REZONING IDEA. DROP THE REZONING IDEA. Also I think I remember reading that city council gave themselves raises. Maybe this time think of the people who voted all of in and start making life better for them. DROP THE REZONING IDEA AND START LISTENING TO THE PEOPLE AND STOP BEING GREEDY AND MAKING YOUR INDIVIDUAL LIVES BETTER ON OUR EXPENSE.

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

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First name [required]

Dianne

Last name [required]

Cavadini

How do you wish to attend?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

May 6, 2024

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

[required] - max 75 characters

DROP THE REZONING IDEA AND START LISTENING TO THE PEOPLE.

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

DROP THE REZONING IDEA AND START LISTENING TO THE PEOPLE WHO VOTED ALL OF YOU IN. This rezoning issue has brought up a lot of other issues like how the people we voted in re only thinking about themselves and not what is best for the city and the people of Calgary. Also how the people are using their power to keep people from the city not being heard or listened to and how greedy and selfish they are. First step for people who voted all of you in is DROP THE REZONING IDEA. People picked the homes where they live for a reason and worked hard to make their homes theirs. Now city council is not only milking all the home owners and renters for more money making it harder for everyone to afford basics necessities but filling their pockets through increasing property taxes enmax bills rent increases giving themselves raises and now the mayor is asking for more money. Also this is not a generation fight since people of all ages own homes and are opposed to the rezoning idea. Seriously stop the gossip and spreading false information and start listening to the people who voted all of you in. DROP THE REZONING. Guess all of the people who got voted in lied about listening to the people who voted them and only wanted the best for themselves. They do not care about safety or that the majority of schools are full or beyond capacity or people not able to have basic necessities or able to pay rent or home bills. It is garbabe how city council is selling that rezoning will help home owners how by making commnities and neighborhoods unsafe illegal parking illegal secondary suites increase in crime filling schools already full so they burst causing more damage to homes when fire happens that not only one home damaged but possibly 3. Maybe start thinking about the people who voted all of you in and not only drop this rezoning idea but help people with rent control lower property taxes and enmax bills. Stop filling your pockets with money from increasing property taxes being only shareholer of enmax getting millions of dollars and on top of all that the mayor asking for more money from the Alberta government. DROP THE REZONING IDEA AND START LISTENING TO THE PEOPLE WHO VOTED ALL OF YOU IN. DROP THE REZONING IDEA!!!!



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First name [required] James

Last name [required] Chilton

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] May 6, 2024

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

[required] - max 75 characters Proposed Bylaw 21P2024

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am vehemently opposed to this proposition. It demonstrates a profound disrespect for Calgary homeowners in well established neighbourhoods. I understand the need to increase density and the tax base, but this broad brush approach is government over-reach at its worst. Why are existing homeowners who have built up equity in their homes the ones who will be punished by this bylaw?



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First name [required] Lianne

Last name [required] Chilton

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] May 6, 2024

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

[required] - max 75 characters Proposed bylaB 21P2024

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden)





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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am strongly opposed to the proposition. As a homeowner who has built up significant equity in my home, the value of which is positively impacted by the location, I find this draconian proposition to be offensive in this day and age. None of the council members were elected on the basis of such an idea, and would not have been if it was an election issue. This is an insult to the electorate.



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First name [required] Lindsay

Last name [required] Hood

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] May 6, 2024

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

[required] - max 75 characters BUZ

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am against this poorly thought out policy.



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First name [required] Billy

Last name [required] Friley

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 7, 2024

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

[required] - max 75 characters Blanket rezone

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

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First name [required] Christopher

Last name [required] Gagnon

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] May 7, 2024

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

[required] - max 75 characters City wide rezoning

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I have several concerns regarding city wide rezoning.

1- Fire code. Several years ago, there was great concern about newer developments such as Coventry Hills or Panorama where houses were built very close to each other. There was a string of fires where multiple houses were involved due to how close they were. Rezoning will encourage putting multiple units on one or several lots and those units will be significantly closer, even touching, then exist in Panorama or Coventry Hills. A fire in one unit would put all the units on the lot at risk. This will result in more damage and potential loss of life as the fires are bigger and involve more households.

2- Parking. As many other presenters have pointed out, the current 0.5 parking spaces per unit is inadequate. This is especially true for units that also have secondary suites that may not be included in the initial calculation. Many families in my neighbourhood (MacEwan) have multiple vehicles. Even the city owned low income housing at MacEwan Terrance has an abundance of extra vehicles parked on the main road, and that development has 1 parking spot per unit.

3- Vehicle electrification. As electric vehicles become more popular, and potentially the only option, people will need to charge them. This will require on site parking either in a garage or car port. Stringing a power cord down the side walk is not an acceptable option. Thus the previous point of needing more parking per suite is needed.

4- Utilities. Neighbourhoods were built to accommodate a certain number of households. Increasing the number of households will increase demands on the electric, gas, water, sewer, and storm sewer networks. This will require costly upgrades and replacement of this infrastructure. Several years ago there was concern that the main sewer interceptor for a large part of the NW quadrant was at capacity, more households means more waste water in the sewer. The storm sewer is also something that I want to especially point out, as every square meter of neighbourhood that is changed from dirt and grass to cement and roof shingles means less soil to absorb rainfall, and more rain directed to the storm sewer which was designed to only handle a certain volume of water. This could lead to flash flooding as water backs up on the roads, and as more water is directed to inadequately sized storm ponds or to the river.



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First name [required] William

Last name [required] Picard

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] May 6, 2024

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

[required] - max 75 characters 7.2.1 Calgary Housing Strategy 2024-2030

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am writing on behalf of myself, my spouse, and my family to express that we are opposed to the proposed blanket upzoning.

This is a highly sensitive and highly controversial topic that requires a city wide vote. This is not something, that although has been a long standing issue, but apparently not deemed important enough an issue to have been an election platform topic during the last election.

Vote "No" to blanket upzoning.