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

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

First name [required]

Brian

Last name [required]

Hahn

How do you wish to attend?

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

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Jan 8, 2025

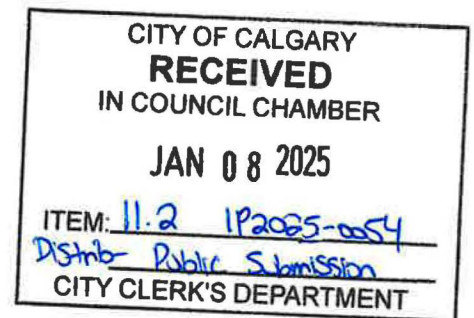
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#))

[required] - max 75 characters

Item 11.2 Citywide Growth Strategy, IP2025-0054

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

Neither





Public Submission

CC 968 (R2024-05)

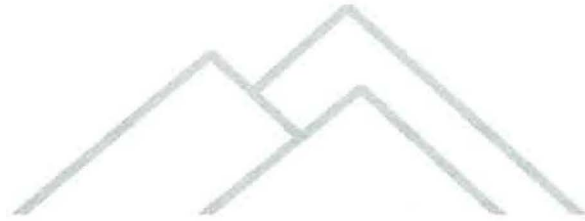
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IP2025-0054 BILD Letter to Briefing.pdf

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





January 7, 2025

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

Attention: Sonya Sharp, Chair, Infrastructure and Planning Committee

Dear Infrastructure and Planning Committee Members,

Re: Item 11.2 Citywide Growth Strategy: Semi-Annual Update on Growth Applications, IP2025-0054

On behalf of BILD Calgary Region, we would like to extend our appreciation to Administration and City Council for their leadership and collaboration in approving additional housing across key areas of our city. Overall, we concur with the analysis included in Administration's briefing note that the continued growth application approvals are essential to support affordability in the face of increasing housing demands driven by our expanding population and, correspondingly, Calgary's robust economic growth.

We would like to provide what we believe is needed further context to a passage within Administration's briefing which reads:

"Since the Briefing in the spring (IP2024-0718), The City has also published updated land supply numbers, which show current serviced land supply for over 82,000 new homes (or 7-9 years of supply), with a further 38,000 homes in the yet-to-be-serviced supply, enabled by infrastructure that The City has committed to building. In addition to this, four Growth Applications approved in November will further increase the serviced and yet-to-be-serviced supply by over 18,000 homes."

While the numbers referenced provide an important update on planned capacity, it is essential to clarify that "serviced land supply" does not equate to homes being immediately available for construction. In this context, serviced land supply refers to the enabling infrastructure that brings services, such as water and utilities, to the boundary of a development area. The actual process of developing approved lands and subsequently constructing new homes involves numerous sequential steps that can extend over a period of 2 to 4 years or longer before homes are constructed and ready for occupancy.

Perhaps a more meaningful way to understand the progression of new residential development is to think of it as a phased journey. It begins with the approval of an Area Structure Plan (18 months), which sets the long-term vision and land use framework for a community. Following this, a Growth Application (8-12 months) must be submitted and approved by Council to confirm that the necessary funding for infrastructure is available to support development. Once approved, the next phases involve submitting and obtaining approvals for an Outline Plan and Land Use Application

(12-18 months), followed by detailed engineering and subdivision approvals before construction can commence (12 months). This journey is anywhere between 3 to 5 years and highlights the importance of being proactive in enabling housing supply.

This comprehensive process ensures that growth is well-coordinated and sustainable but also underscores that the approval of additional serviced land supply is just the starting point of a complex and necessary journey to bring homes to market.

Thank you to Administration and to you and your Council colleagues for your continued efforts in supporting timely, thoughtful growth and housing availability for our community. We appreciate your consideration of these clarifications and remain committed to working collaboratively to address Calgary's housing needs.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian R. Hahn", with a stylized flourish at the end.

Brian R. Hahn
CEO, BILD Calgary Region