



YES to R-CG homes



NO to repeal

Make the **Fiscally Conservative™**
choice

Faster Approvals for Housing

As councillor, I will cut red tape and push for automated permitting on standard projects so timelines are shorter and more predictable. Faster approvals mean lower costs, more homes built on schedule, and more stability for Calgary's housing market.

Calgary [redacted] to run for mayor of Calgary
[redacted] will challenge incumbent Naheed Nenshi in Oct. 16 vote
Dave Dormer, Drew Anderson · CBC News · Posted: Mar 01, 2017 6:12 AM MST | Last Update: [redacted]

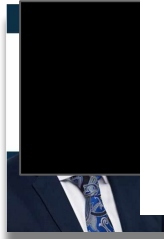
Fiscal hawk

The councillor is known as a fiscal hawk

Opinion / News / Columnists / Calgary
Bell: Calgary council's [redacted], a new conservative voice
Rick Bell
Published: "[redacted] is a self-described and

unapologetic fiscal conservative."

Lower taxes - Safe communities - Strong services - Repeal blanket rezoning



"...elect Councillors that understand the **municipal level of government and its very limited focus and jurisdiction.**"

THANK YOU CALGARY!

common**SENSE**
CALGARY

"The market dictates pricing. Right now Calgary has a low supply of housing, thus the pricing is high."

"I always say, **let the market decide.**"³

Calgary Water Treatment & Supply Pipe Length per User vs Peers



Water treatment & supply pipe length¹ by number of users² (m/user)

Directional Analysis
Utilities could have different definitions of 'length of pipe', not all figures 2025



1. Includes water treatment and supply mains (transmission, distribution, feeder) as defined by each municipality; categorization may vary;
2. Municipal population used as a proxy for user base only in cities where utility user data was unavailable — including Edmonton and Vancouver
Source: City of Calgary, EPCOR, City of Ottawa, Ville de Montréal, City of Vancouver, City of Toronto

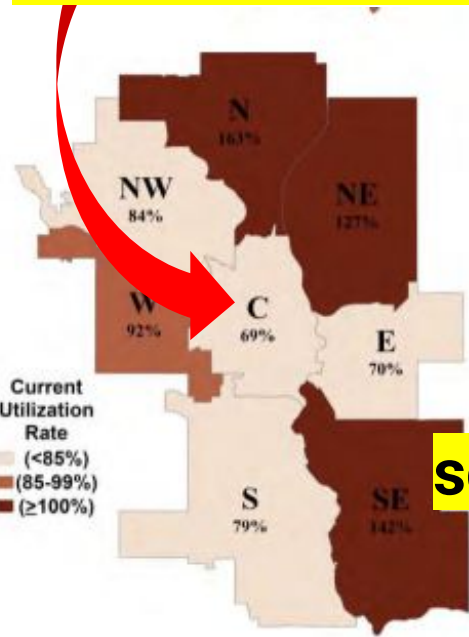
“Calgary has the highest per capita water infrastructure vs. major Canadian peer cities - driven by low-density growth”

“And then a big piece of that as well is how we choose to grow, right, and whether we choose to be much more uh **geographically efficient versus continuous sprawl in the suburbs.**

Where and how we choose to grow in the suburbs is a **really big cost driver in terms of the taxes that Calgarians pay** here now.”

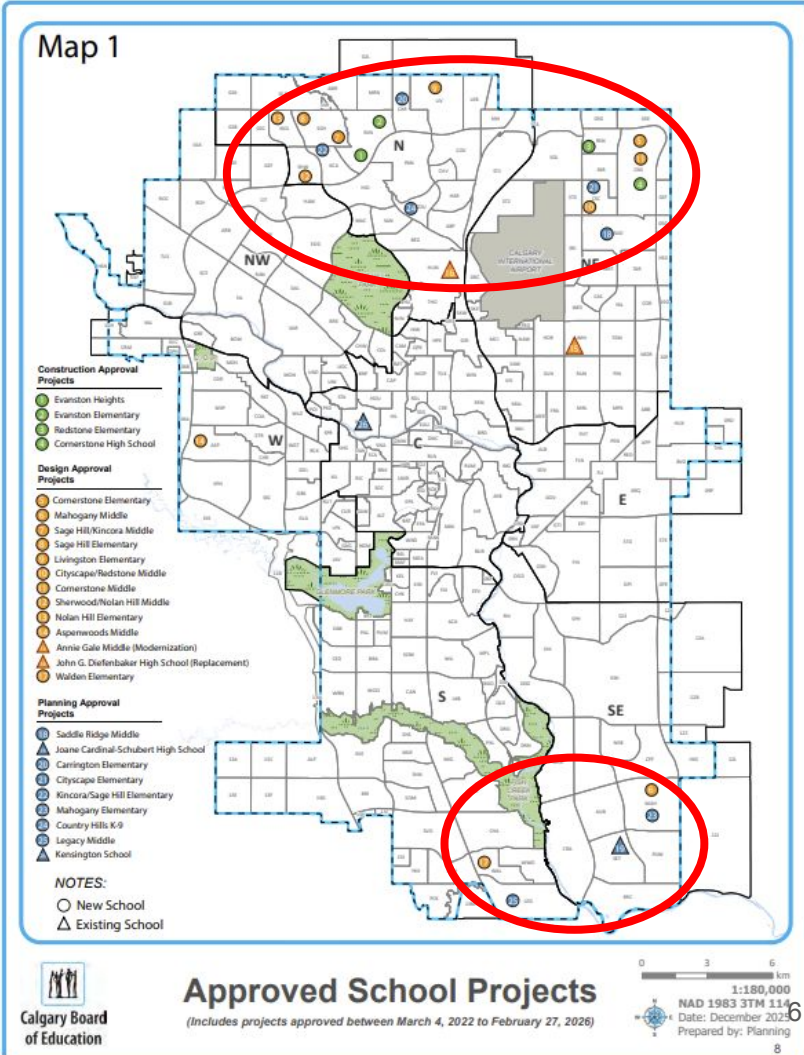
Mayor Jeromy Farkas, CBC Eyeopener January 23rd 2006. <https://www.youtube.com/watch?v=8ABr3dwSftg>

Only 69% of CBE's Central district capacity is filled by students who live there...



...as Calgarians are charged \$200M more in taxes for schools at the edges

CBE: Three-Year School Capital Plan, 2027-2030



“Property taxes collected to fund services have not kept up with either inflation or population growth, leading to gaps in required funding”

Mid-Cycle Adjustments Overview, Feb 24 2025



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Price tag pegged at \$49B for Calgary's capital infrastructure needs over next decade

Some councillors say larger tax hikes will need to be on the table to pay for it

CBC News · Posted: Mar 09, 2026 6:43 AM MDT | Last Updated: March 9

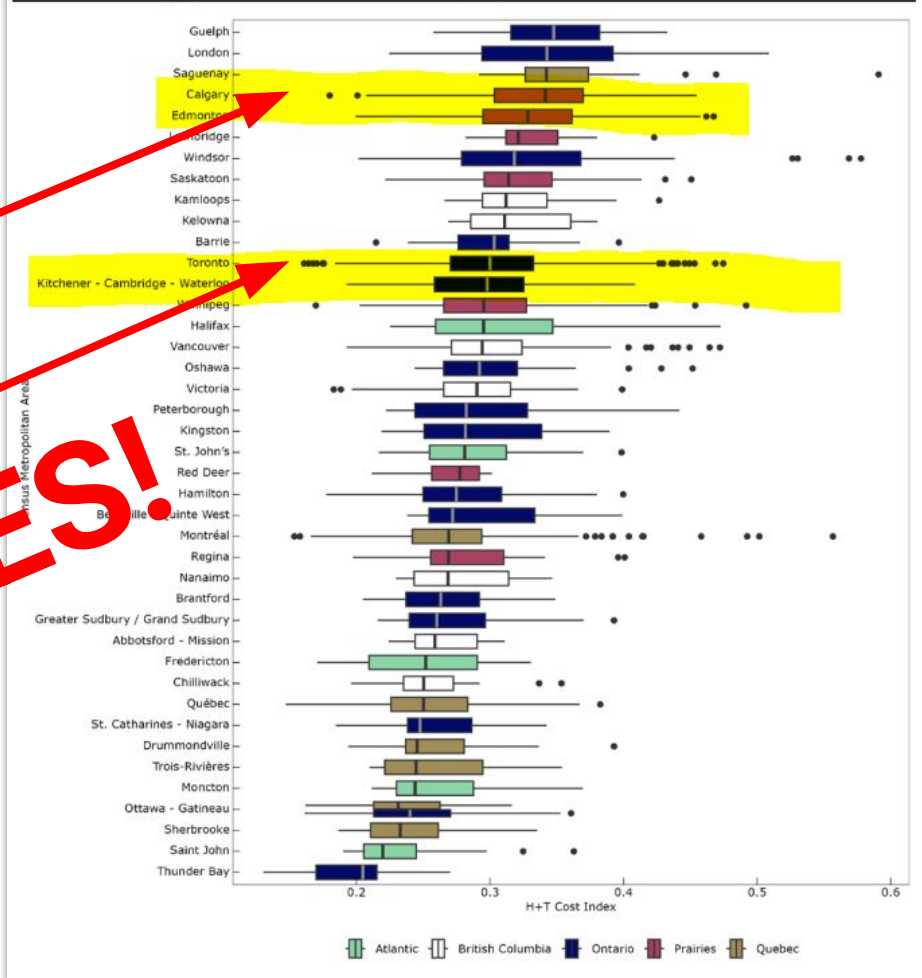
We're less affordable than Toronto!?

Calgarians pay 34.1 % of their median income on housing & transportation

Torontonians pay 30.0% of their median income on housing & transportation.

YIKES!

Chart 8
H+T Cost Index for Aggregate Dissemination Areas in Census Metropolitan Areas



 Government of Canada / Gouvernement du Canada

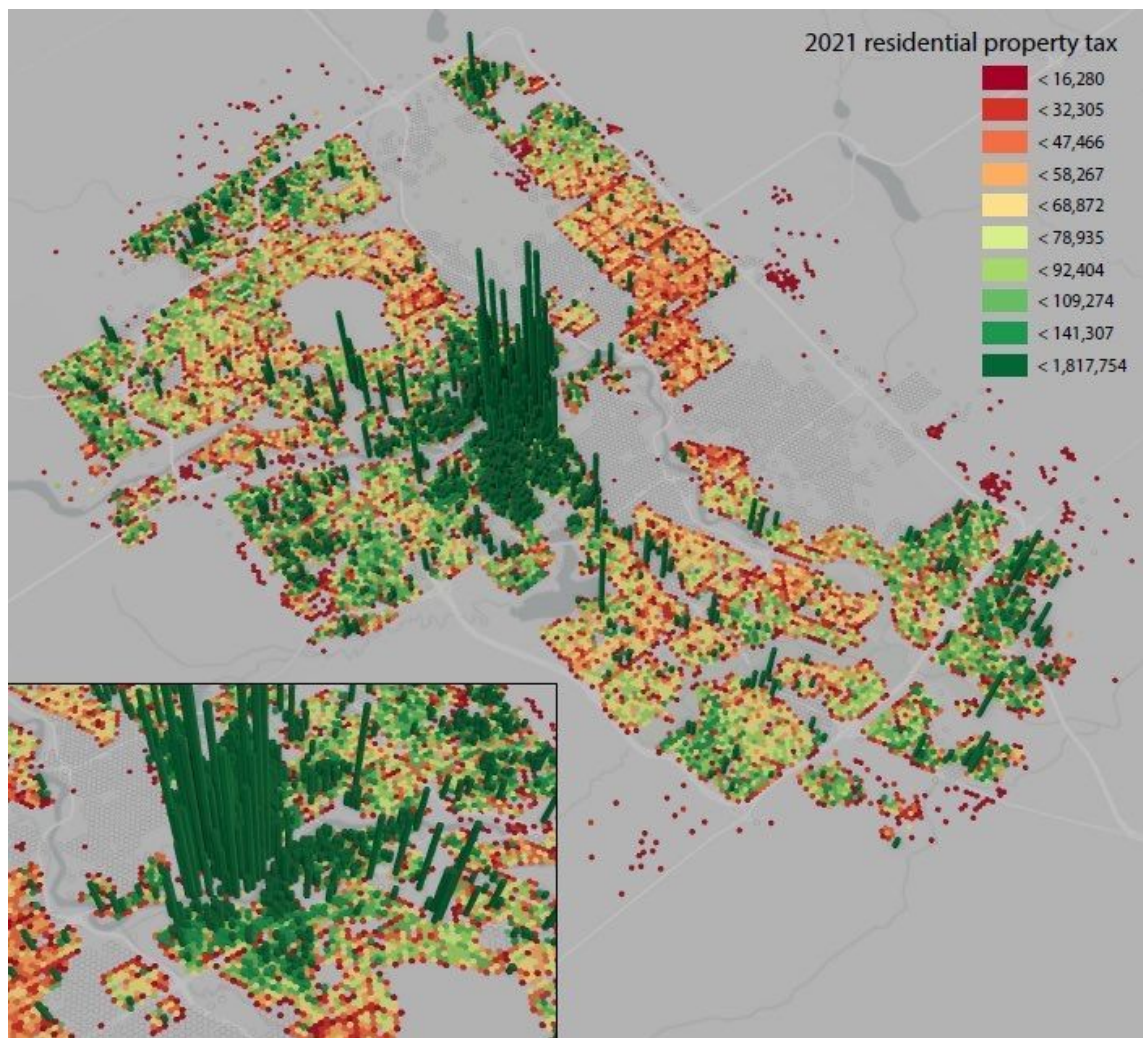
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Reports on Special Business Projects

Housing and Transportation Cost Index:



 Low revenue

 High revenue

2021 Residential Property Tax

“Impose a **NIMBY** penalty on big city gatekeepers for egregious cases of **NIMBYism**”



“withhold infrastructure dollars until municipalities remove the blockage and **allow homebuilding to take place.**”



www.conservative.ca/fire-gatekeepers-build-homes-fast

Say **YES** to homes:

- ✓ Provide **choice** for housing. Improve **housing affordability**
- ✓ Use an inexpensive **market** mechanism to meet demand
- ✓ **Grow tax revenues** per unit of land
- ✓ **Offset** looming **higher property taxes**
- ✓ Make **Common Sense** use of our **existing infrastructure**
- ✓ **Don't make it harder to** build homes. **Reject Red Tape.**

Be **Fiscally Conservative™**

Vote **NO** to repeal.

