


# About me: Philip Turnbull, Panel 92

- Calgarian for 22 years
- Mount Pleasant Homeowner
  - Single detached zoned RC-G; RC-2 if repealed
- Live with wife & 4 year old son
- Masters in Business Administration from University of Calgary
- Chair, Board of Directors for a local non profit in food security










# Today's Presentation

Going to speak to three things:

- My community
  - Infrastructure
  - Who you haven't heard from
- 

# Affordable Rentals in Mount Pleasant

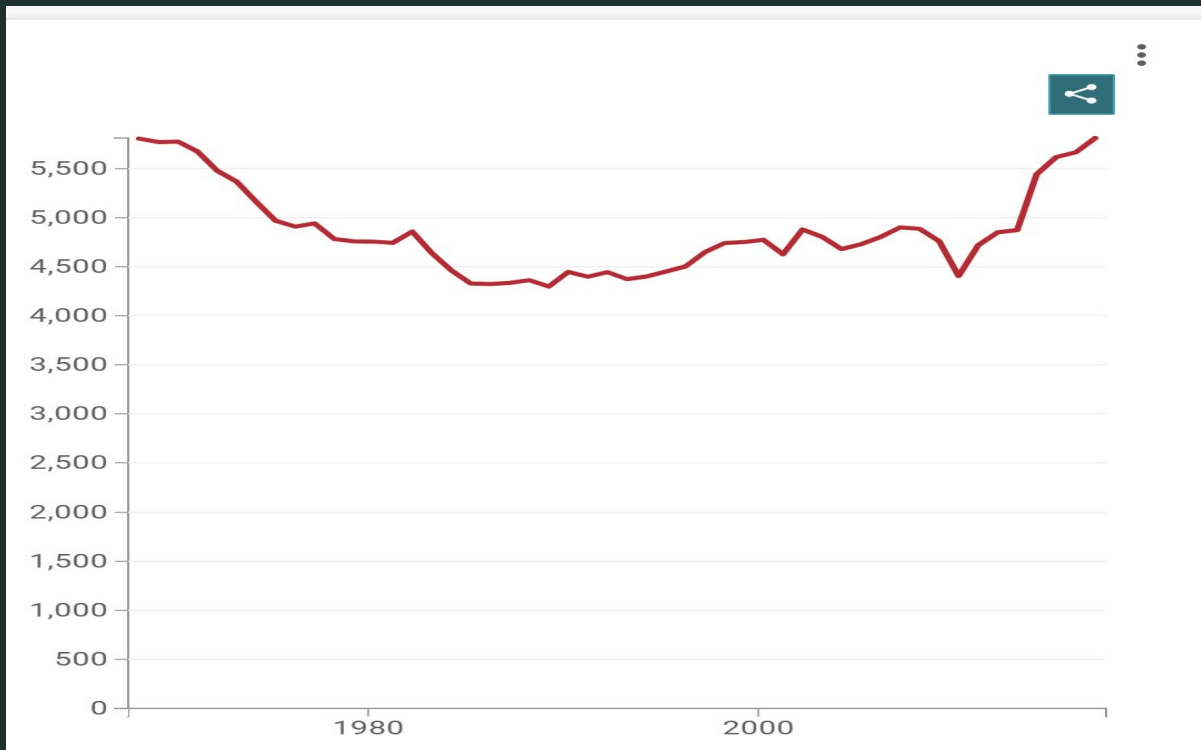
 <p><b>\$1100</b> Fourplex 1bd • 1ba Pets Ok Immediate availability ID 701668</p> <p>Hide </p> <p>Contact </p>	 <p><b>\$1500</b> Basement 1+denbd • 1ba No pets Immediate availability ID 603246</p> <p>Hide </p> <p>Contact </p>	 <p><b>\$1350</b> Basement 1bd • 1ba Pets Ok  Verified Immediate availability ID 594610</p> <p>Hide </p> <p>Contact </p>
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## Historical Average Price

3 months 6 months 1 year 2 years **3 years** 5 years



# Mount Pleasant Population



<https://data.calgary.ca/Demographics/Historical-Calgary-Community-Populations/4mgk-hrwr>

## 2021 Census of Canada Snapshot

Mount Pleasant= ■ Calgary= ■

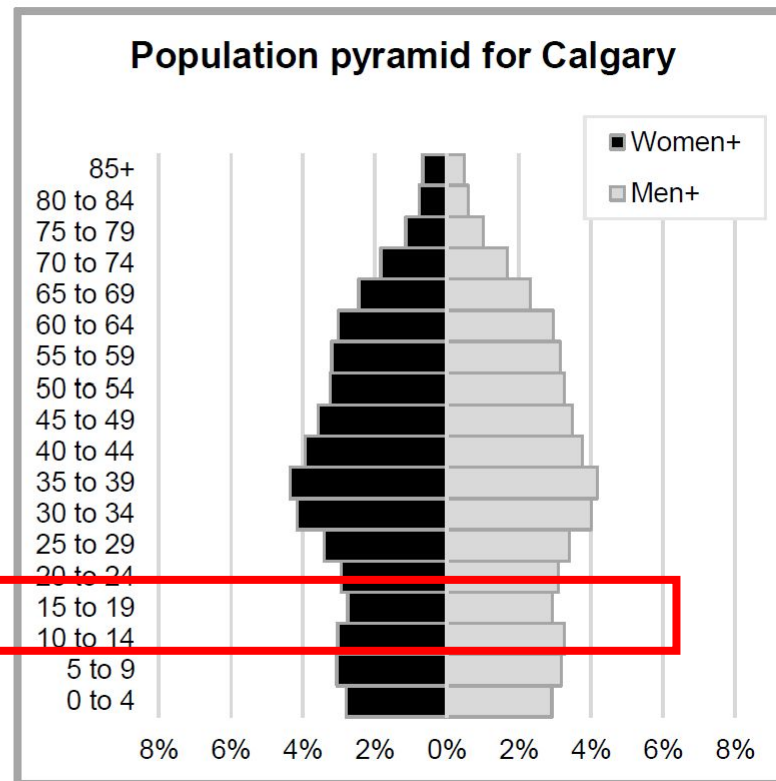
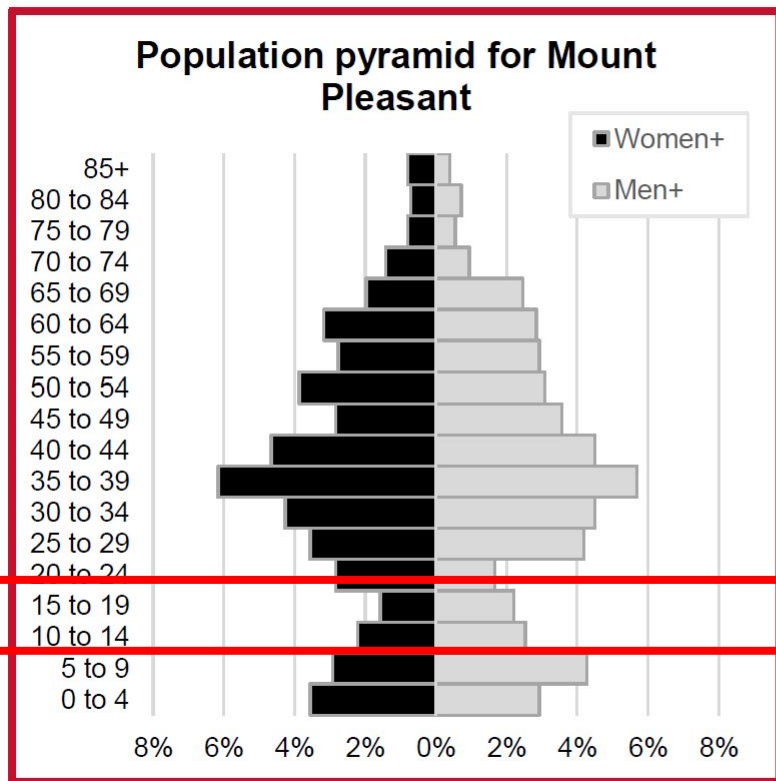
Population in private households in 2021:

**6,325**



<https://www.calgary.ca/communities/profiles/mount-pleasant.html>

# A different missing middle...



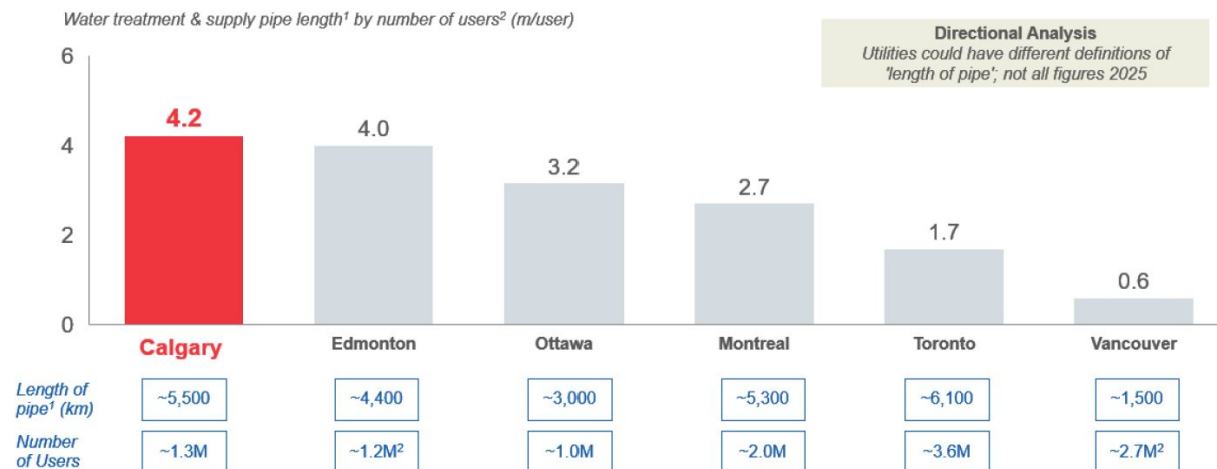
# Density: A burden?



<https://www.cbc.ca/news/canada/calgary/blanket-rezoning-calgary-policy-repeal-vote-9.7016994>

# RC-G Enables Effective Infrastructure Investment

## Calgary has highest per capita water infrastructure vs. major Canadian peer cities — driven by low-density growth



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

**Exhibit 3: Calgary Water Treatment & Supply Pipe Length per User vs Peers**

*“There’s a cost to dealing with our infrastructure deficit one way or another. We can choose to ignore it and pay massively down the road, or we can address it here and now and actually get ahead of the issue, which is what our council is committed to doing”*

Mayor Jeromy Farkas,

February 12, 2026, CBC News

<https://www.calgary.ca/emergencies/feeder-main-repair/bearspaw-feeder-main-independent-review.html>

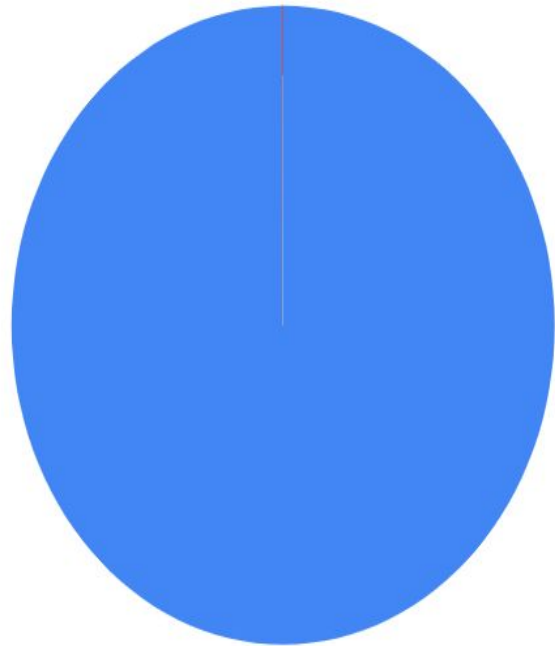
<https://www.cbc.ca/news/canada/calgary/feeder-main-lessons-learned-1.7520948>

<https://www.cbc.ca/news/canada/calgary/calgary-infrastructure-replacement-cost-9.7087047>

# The vocal minority...

## Who We've Heard From

- Haven't heard from them: "Meh"
- For: "Repeal now!"
- Against: "Don't repeal!"



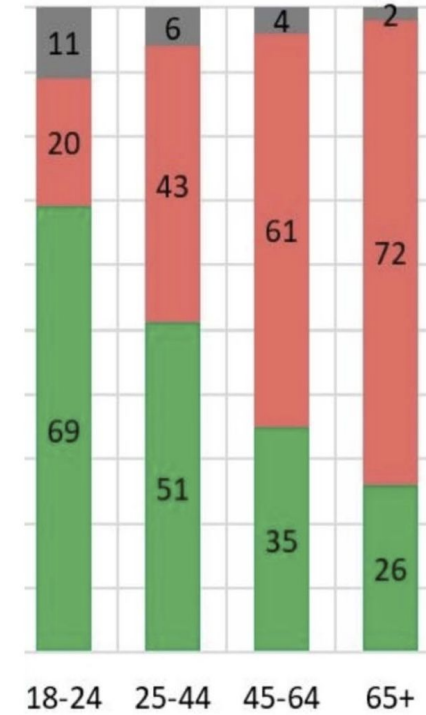
## Kids or Not



Majority of Calgary's youth and parents support RCG

Janet Brown Opinion Research [2025]

## Age

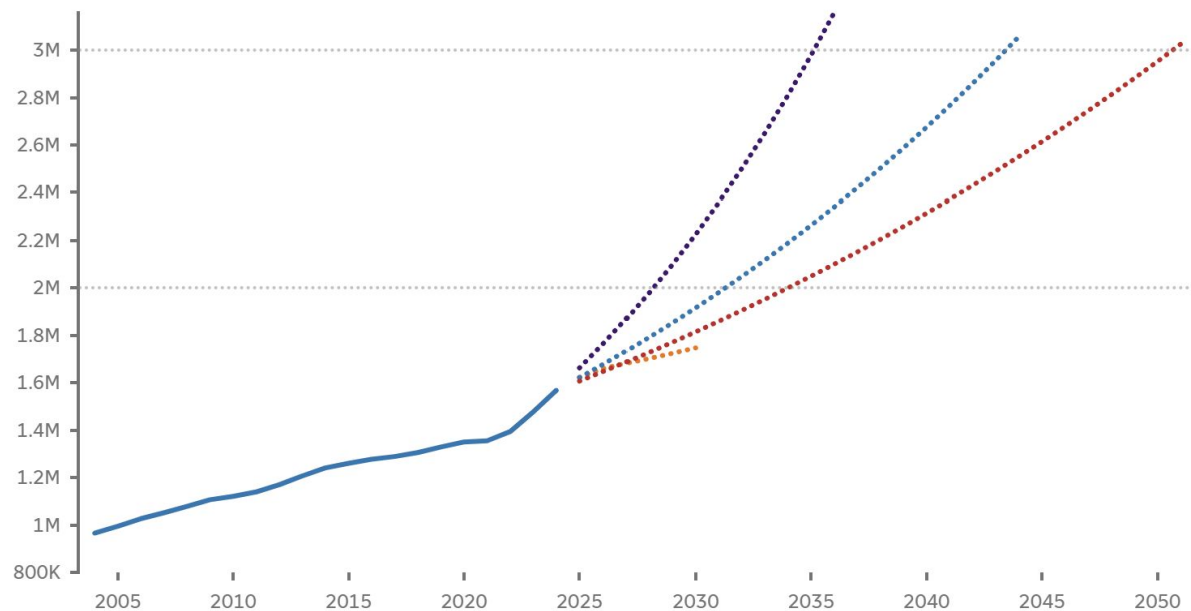


# Even if they can't come speak to council today, they're going to need a home to live in

## Calgary population growth projections

How quickly the city's population would hit 2 million people and 3 million people at various annual growth rates

- Past 2-year average (6.1% growth)
- Past 5-year average (3.4% growth)
- Past 20-year average (2.5% growth)
- City of Calgary population projection (to 2030)



<https://www.cbc.ca/news/canada/calgary/calgary-population-two-million-council-election-analysis-1.7650763>