

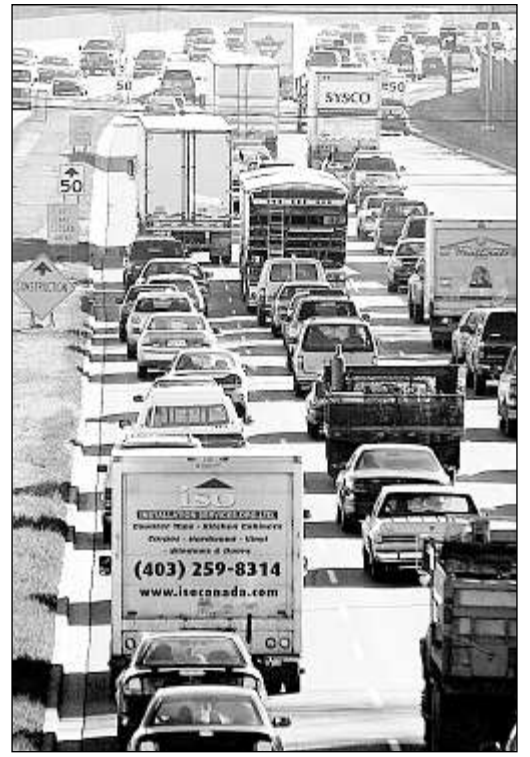
Extra roads add to city's woes

JIM DEWALD AND BEV SANDALACK
FOR THE CALGARY HERALD

Dealing with huge growth is a big challenge. The problems of growth manifest in two highly visible ways — traffic problems and homelessness. Addressing one of these problems only creates new problems. Addressing the other actu-

ally creates value for taxpayers. The natural response to traffic congestion is to build more roads. However, as described in this excerpt from Suburban Nation by Andres Duany, Elizabeth Plater-Zyberk and Jeff Speck, expanding roads is not the answer: "There is no shortage of hard data. A recent University of California at Berkeley study covering 30 California counties between 1973 and

1990 found that, for every 10 per cent increase in roadway capacity, traffic increased nine per cent within four year's time. "For anecdotal evidence, one need only look at commuting patterns in those cities with expensive new highway systems: USA Today published the following report on Atlanta: For years, Atlanta tried to ward off traffic problems by building more highways per capita than any other urban area except Kansas City



Calgary Herald Archive
Traffic crawls through a construction zone.

... As a result of the area's sprawl, Atlantans now drive an average of 35 miles a day, more than residents of any other city. "This phenomenon, which is now well-known to those members of the transportation industry who wish to acknowledge it, has come to be called induced traffic."

Induced traffic is expensive and counter-productive. According to the City of Calgary website, Calgary is about halfway through a \$2.4 billion transportation capital works program. Induced traffic suggests that this will only make the problem worse. Further, the operating and maintenance costs on these infrastructure improvements will add 10 to 15 per cent to the city's operating budget, or \$240 to \$360 million each year. Applying a two per cent inflationary factor, in 15 years, this \$2.4 billion grows to as much as an \$8.8 billion cost, footed by us, the taxpayers. Ouch.

What are the options? Consider this additional quote from Suburban Nation: "The phenomenon of induced traffic works in reverse as well. When New York's West Side Highway collapsed in 1973, a NYDOT study showed that 93 per cent of the car trips lost did not reappear elsewhere; people simply stopped driving. "A similar result accompanied the destruction of San Francisco's Embarcadero Freeway in the 1989 earthquake. Citizens voted to remove the freeway entirely despite the apocalyptic warnings of traffic engineers.



Bev Sandalack

"Surprisingly, a recent British study found that downtown road removals tend to boost local economies, while new roads lead to higher urban unemployment. So much for road-building as a way to spur the economy."

Addressing the other visible problem of homelessness, shockingly more homeless people in today's booming economy are people with jobs, and families, who simply can't find affordable housing.



Jim Dewald

So, here's an idea — what if we allocated a small fraction of the transportation capital budget to increase the supply of affordable rental housing?

We won't take away all of the precious transportation budget, just a bit. For instance, if we used only 15 per cent of the transportation budget, we could build 2,500 new apartments.

This would eliminate completely the city's affordable housing wait list in one shot. But here is the real bonus. Apartments have resale value. In fact they appreciate in value. So, a \$360-million investment that solves our housing problem would grow and grow in value, all the while earning hundreds of millions in investment income for the citizens of Calgary.

If we apply the average annual housing price increase of the past 15 years to the next 15 years, this investment grows to a taxpayer value of over \$1 billion.

It's a true win-win where housing problems are solved and taxpayers gain through a sound investment in their community.

We need to invest in our community in ways that pay back.

BEV SANDALACK IS CO-ORDINATOR OF THE URBAN DESIGN PROGRAM IN THE FACULTY OF ENVIRONMENTAL DESIGN AT THE UNIVERSITY OF CALGARY, DIRECTOR OF THE URBAN DESIGN LAB, AND DEPUTY CHAIRWOMAN OF THE CALGARY URBAN DESIGN REVIEW PANEL. JIM DEWALD, PHD IS ASSISTANT PROFESSOR STRATEGY AND GLOBAL MANAGEMENT AT THE HASKAYNE SCHOOL OF BUSINESS AT THE UNIVERSITY OF CALGARY, AND A PARTNER WITH PETERS-DEWALD LAND CO.



What would you

DOO?

...if you were Mortgage or Rent Free for a year?

Just imagine the possibilities . . . if you didn't have to make your mortgage or rent payments for a year. Enter the **Calgary Herald's Mortgage and Rent Free** contest and your payments could be covered each month by **First Calgary Savings**. Find the daily entry forms in the Calgary Herald and enter often for more chances to win!

How to enter:

Drop your completed entry forms at any First Calgary Savings location to be entered in a random draw for a chance to win the grand prize of mortgage or rent for a year. Plus, don't forget to fill out your bonus weekly entry form below. Find a new bonus ballot each week in Saturday's New Homes section. Contest closes November 14, 2006.

You could be Mortgage or Rent Free for a Year!

Name: _____ Age: _____
Address: _____
City: _____ Phone: _____

Drop your completed entry forms at any First Calgary Savings location or mail to The Calgary Herald, "Mortgage or Rent Free" Contest, PO Box 1520, Station M, Calgary, AB, T2P 5R6

Contest closes November 14, 2006 at 12:00 noon MST/MDT. Weekly prize draw dates are September 19 (Week 1), September 26 (Week 2), October 3 (Week 3), October 10 (Week 4), October 17 (Week 5), October 24 (Week 6), October 31 (Week 7) and November 7 (Week 8), and entries must be received by 12:00 noon on the day of the draw to qualify. One weekly prize awarded each week. Weekly winners will be eligible for the grand prize. Only one entry per envelope, for mailed entries. No purchase is necessary, entry forms are available at any First Calgary Savings branch. Contest is open to Alberta residents 18 years of age or older. Contest is not open to employees and representatives of First Calgary Savings and the Calgary Herald, a division of CanWest MediaWorks Publications Inc., its parent and affiliates. Only legible entries are eligible. The odds of being selected a winner are dependent on the total number of eligible entries received. Winners must correctly answer, unaided, a time-limited skill testing question. All entries become the property of the Calgary Herald and First Calgary Savings. Entrant must understand and comply with the official contest rules and regulations. Official contest rules are available at the Calgary Herald or at www.calgaryherald.com. *The grand prize winner will receive a maximum value of \$2,000 per month for twelve months for a maximum total value of \$24,000 towards mortgage or rental payments. If the grand prize winner does not have a mortgage and does not pay rent, then the grand prize winner will receive \$1,000 per month for twelve months for a total of \$12,000. Weekly prize winners will each receive a maximum value of \$2,000 towards a mortgage or rental payment for one month. If the weekly prize winner does not have a mortgage and does not pay rent, then the weekly prize winner will receive \$1,000.

WEEK TWO BONUS ENTRY: Your chance to win a month with no Mortgage or Rent!

Name: _____ Age: _____
Address: _____
City: _____ Phone: _____

Drop your completed entry forms at any First Calgary Savings location or mail to The Calgary Herald, "Mortgage or Rent Free" Contest, PO Box 1520, Station M, Calgary, AB, T2P 5R6

Contest closes November 14, 2006 at 12:00 noon MST/MDT. Weekly prize draw dates are September 19 (Week 1), September 26 (Week 2), October 3 (Week 3), October 10 (Week 4), October 17 (Week 5), October 24 (Week 6), October 31 (Week 7) and November 7 (Week 8), and entries must be received by 12:00 noon on the day of the draw to qualify. One weekly prize awarded each week. Weekly winners will be eligible for the grand prize. Only one entry per envelope, for mailed entries. No purchase is necessary, entry forms are available at any First Calgary Savings branch. Contest is open to Alberta residents 18 years of age or older. Contest is not open to employees and representatives of First Calgary Savings and the Calgary Herald, a division of CanWest MediaWorks Publications Inc., its parent and affiliates. Only legible entries are eligible. The odds of being selected a winner are dependent on the total number of eligible entries received. Winners must correctly answer, unaided, a time-limited skill testing question. All entries become the property of the Calgary Herald and First Calgary Savings. Entrant must understand and comply with the official contest rules and regulations. Official contest rules are available at the Calgary Herald or at www.calgaryherald.com. Weekly prize winners will each receive a maximum value of \$2,000 towards a mortgage or rental payment for one month. If the weekly prize winner does not have a mortgage and does not pay rent, then the weekly prize winner will receive \$1,000.

Keep reading the Calgary Herald daily for more chances to **WIN!**



First Calgary SAVINGS CALGARY HERALD
Bigger where it counts. Looking after you.
Visit 1stcalgary.com for all your banking needs.



Information online

For more real-estate information, go to CalgaryHerald.com/Shopping, click on the Special Sections tab and look for the following:

- Canadian Home Builders Alberta
- Home & Interior Show
- New Community Digest
- Recreation & Investment Properties
- Canmore Properties

... and more!



IT ALL UNFOLDS HERE

calgaryherald.com