

Calgary 2025 candidate survey

Response Summary

01

Your name

Ali Oonwala

02

Do you support citywide rezoning?

Yes

✓ No

03

Based on your experience, rank these issues based on importance to your voters.

1

Citywide rezoning

2

Affordability

3

Property taxes

4

Housing

5

Public safety

6

Better public transit

7

Parks and open spaces

8

City hall transparency

9

Infrastructure

10

Roads

04

Do you support the use of property tax dollars for the downtown office-to-residential conversions? Why or why not?

Yes — I support targeted, performance-based city investment (including property tax dollars) in downtown office-to-residential conversions — with strict guardrails. Conversions are one of the fastest ways to add homes, reduce chronic downtown vacancy, and rebuild the citywide tax base so residential taxpayers in communities like Ward 1 aren't left carrying more of the load. Calgary's program has already approved 21 projects to transform ~2.68 million sq ft of empty office space into ~2,628 homes (plus some hotel/hostel units), and grants are capped (up to \$75/sq ft) rather than open-ended.

05

Do you believe the City of Calgary has a climate plan that will cost \$87 billion in city tax dollars to implement?

Yes

✓ No

06

When was the last time you participated in a city council meeting in person?

September 16, 2025

Participant Information

Name

Ali Oonwala

Location

Canada

Unknown

Start Time

30th Sep 2025 12:28 PM

Finish Time

30th Sep 2025 12:51 PM

Type

Browser

Platform

Mac OS X 10.15

Agent

Chrome 0.0

Source

dvkrause.survey.fm/ca...

The City's role is to lead on prevention, outreach, safety, and housing—while partnering with Alberta Health Services (AHS) and the Province on treatment. Calgary already has tools in place; our job is to scale what works, measure results, and protect neighbourhood safety. What the City should do (and I will push to expand) 24/7 outreach & diversion instead of defaulting to 911/police. Scale mobile outreach (e.g., Alpha House's HELP/DOAP, needle response, encampment teams) that de-escalate issues, connect people to shelter, detox, and supports, and reduce disorder for residents and businesses. Use health-led crisis response alongside police. Expand joint teams like PACT (AHS clinician + CPS officer) so mental-health calls get a health response first, with police where needed for safety. Fund proven community supports—tied to outcomes. Keep and strengthen the City's Mental Health & Addiction Strategy (Council set dedicated funding and continues annual support) Compassionate but firm encampment response. Continue a coordinated approach that prioritizes outreach, safety, and connections to services, with enforcement when necessary; use Community Court to resolve minor bylaw issues through help, not just fines. Accelerate supportive & attainable housing. Fast-track approvals, land partnerships, and grants under Home is Here so people have placements to step into from streets, shelters, and treatment. The City's strategy is explicit about increasing supply and supporting non-market providers. Leverage non-municipal funding first. Coordinate with provincial/federal programs (e.g., recent homelessness investments) so local tax dollars are the last in, not the first. Publish results. Maintain public dashboards on outreach contacts, crisis response times, encampment trends, and housing placements so residents can see progress and hold us accountable. My commitments as your councillor Bring a motion to expand health-led crisis and outreach coverage citywide (including Ward 1 hotspots), with quarterly reporting. Protect neighbourhood safety with targeted bylaw and CPS presence around LRT stations, parks, and business nodes—paired with immediate service navigation. Unlock supportive housing faster by prioritizing City land/permits for non-market providers delivering recovery-oriented and housing-first placements. Tie every City dollar to outcomes (reduced repeat 911 calls, fewer encampments, more placements), and keep public scorecards up to date. Bottom line: Mental health and addiction are primarily health issues—but their impacts are local. The City must lead on the parts we control (outreach, public spaces, housing approvals, coordinated crisis response), demand measurable results from every funded program, and work shoulder-to-shoulder with AHS and the Province so residents see cleaner, safer streets and more Calgarians get help.

✓ Yes.

No.

Disagree — by default. Calgary should finish and strengthen what we've already approved before opening brand-new fringe communities. I'll only consider new fringe growth when it clearly pays for itself, doesn't raise taxes on existing residents, and meets hard tests on water, transit, and infrastructure. Why Protect taxpayers. Sprawl that isn't fully funded pushes long-term road, transit, fire, and maintenance costs onto today's homeowners. New areas must be pay-as-you-grow with full life-cycle costs covered—no hidden subsidies. Use what we have first. We can add thousands of homes by completing existing approved communities, adding gentle density in established areas where services already exist, and converting downtown offices—faster and cheaper than extending pipes and roads even farther. Infrastructure first, not last. If a proposal needs major interchanges, transit, schools, or fire halls, those must be funded, phased, and built up front, not years later after traffic and service gaps hit Ward 1 communities. Water and environment matter. In a drought-prone region, any new fringe area must prove secure water supply, low-impact stormwater design, and habitat protection—or it's a no. Citywide mobility. Growth should focus near existing or planned rapid transit and job centers, so people aren't forced into long car commutes that clog Ward 1 corridors. My commitment as your councillor Bring a "Finish-First" Growth Test: no new fringe outline plans unless they pass five checks—tax neutrality, water security, transit access, infrastructure phasing, and housing outcomes (including starter and family-sized homes, not just high-end product). Tie approvals to milestones and performance bonds so roads, transit, and community facilities arrive with residents, not years later. Publish a public scorecard so residents can see the costs, benefits, and timelines before Council votes. Bottom line: I'm pro-housing and pro-choice—but not pro-blank-cheque sprawl. Let's add homes where they're most affordable to service, protect Ward 1 taxpayers, and build complete communities—not just bigger city limits.

	MORE	LESS	SAME
Bike lanes		✓	
Transit frequency	✓		
Pothole fixes	✓		
Public engagement	✓		
Density		✓	
Parks	✓		
Police officers	✓		
Trees	✓		
Fire service	✓		

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Choose the option that best represents your position on property taxes.

Increase by population growth + inflation.

✓ **Property tax cut.**

Increase by inflation only.

Fluctuate year to year based on needs.

No clue.

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What's the best alignment option for the downtown portion of Calgary's Green Line?

Elevated line.

✓ **Below ground.**

Whatever way the province will fund.

No downtown Green Line

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What role should the City of Calgary play, if any, in ensuring there is adequate, affordable starter housing stock, or rentals available for young Calgarians?

The City has a real role to play—by removing bottlenecks, targeting incentives, and partnering so builders can deliver more true "starter" homes and secure rentals for young Calgarians. Not blank cheques—pay-for-results and transparency. What the City should do (and I'll push for) Fast, predictable approvals for the right homes. Lock in service-level timelines for townhouse/rowhouse, secondary suite, and purpose-built rental permits—especially near transit and campuses—so entry-level homes hit the market sooner. Align with the City's Housing Strategy to keep supply growing. Tie City incentives to starter outcomes. Keep/expand grants and fee rebates only when projects deliver lower-priced rentals or entry-level ownership (e.g., unit count below a rent/price cap, verified at occupancy). Use existing City tools like the Housing Incentive Program and Housing Capital Initiative to de-risk non-market and mixed-income projects. Use City land to lower costs. Continue offering serviced City sites to non-profits and mixed-income builders with clear affordability requirements; publish deals and outcomes (units, rents, delivery dates). The City has already allocated land for ~440 new non-market homes—let's scale that. Leverage outside dollars first. Maximize CMHC's Housing Accelerator Fund and provincial/federal programs so local taxes are the last dollar in. Calgary has been rewarded for exceeding targets—let's keep that momentum. Grow Attainable pathways. Strengthen Attainable Homes Calgary so moderate-income buyers can get into starter condos/townhomes with down-payment support and price caps tied to incomes. Keep renters front and centre. Support purpose-built rentals (more stable than investor condos), improve standards enforcement, and provide renter navigation to provincial supports —while we advocate for more student and workforce housing near UCalgary, SAIT, and MRU. (Tenancy law is provincial; we focus on supply, safety, and info.) Why this matters now Calgary's rental market has eased from the crisis lows, but affordability remains tight; vacancy rose to about 4.8% as new buildings came online—evidence that adding supply works. We need to keep building through the cycle so young Calgarians have options. Canada Mortgage and Housing Corporation Council's Home is Here strategy set the framework and funding—our job is to target those tools squarely at entry-level units and transparently report results (units, rents, timelines) each quarter. My commitment as your councillor Starter-Unit Scorecard: quarterly public dashboard tracking permits, completions, and average rents/prices for studios, 1-bed, and small 2-beds near transit and campuses. Outcome-based incentives: no payout unless starter units are delivered at or below agreed rent/price caps. "Finish-first" focus: prioritize completing approved communities and gentle infill over costly sprawl that raises long-term taxes and fees for everyone. Bottom line: The City's role is to make it faster and cheaper to build the right homes, to aim incentives at true starter options, and to pull every outside dollar we can—so young Calgarians can afford to start their lives here.

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On a scale from 1 to 5 (5 being of utmost importance), please rank the pursuit of these initiatives.

	1	2	3	4	5
Airport to DT rail					✓
Green Line north					✓
Olympics-like event				✓	
Net zero emissions by 2035			✓		
High speed rail to Edmonton			✓		
Prairie Economic Gateway		✓			
Foothills Multisport Fieldhouse					✓
Calgary to Banff rail			✓		
West Village creosote remediation			✓		
Regional rail transit		✓			

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What would you do to improve the City of Calgary's public engagement?

Make engagement early, simple, and accountable: 1) plain-language briefs + neutral explainer videos before proposals; 2) go-to-people outreach (schools, seniors, faith groups, small businesses) with pop-ups, multilingual materials; 3) random-selection resident panels for big files; 4) publish "You Said/We Did" scorecards and raw data within 30 days; 5) councillor office hours in every community quarterly; 6) pilot participatory budgeting; 7) independent audits of engagement quality.