

Industry Letter of Support



January 29, 2018

The City of Calgary
PO Box 2100, Station M
Calgary, AB T2P 2M5

Attention: Members of Standing Policy Committee on Planning and Urban Development

Re: **PUD2018-0103:**
Non-Growth Management Overlay Area Combined Outline Plan and Land Use Application Fees

BILD Calgary Region supports City Administration's recommendation in the noted report. We agree that introduction of a full-cost recovery fee for non-GMO (Growth Management Overlay) areas could be a disincentive: not only due to potential additional costs, but also in communication risk on why a new fee approach is warranted at this time.

BILD provided letters to Council in August and September of last year on this issue, accepting a full-cost recovery fee to be applied in areas with Growth Management Overlays (GMOs). That fee structure is currently active, with first invoices out this January. We continue to work with Administration to monitor and tweak the process and facilitate its implementation. Based on this experience, we agree that developing another model for non-GMO areas would require: more data, a comprehensive look at the City's cost recovery needs against its fee structure, and a business case to justify the necessity of that work.

The Risk Assessment section of Administration's report indicates that two different methodologies for outline plan/land use applications may be confusing. In response to that assessment, our member feedback indicates that this risk is negligible. Most of our members understand that there is a difference between 'GMO' and 'non-GMO' areas, and have no problems rationalizing that 'GMO' areas follow a full-cost-recovery fee approach while other areas do not. We see greater risk in attempting to implement 'Option 2' in the report, which would require a solid rationale for explaining why non-GMO areas are now also subject to a full-cost recovery framework.

BILD Calgary would like to recognize the collaborative approach taken by Administration in putting together this report, and sincerely thank them for including us in their work.

Yours truly,

Grace G. Lui

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BILD Calgary Region

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