



December 4, 2019

City of Calgary, Standing Policy Committee on Planning & Urban Development
And All Members of Calgary City Council
The City of Calgary
PO Box 2100, Station M
Calgary, AB T2P 2M5

Dear Members of SPC - Planning & Urban Development

Re: PUD2019-1515, Transit-Oriented Development (TOD) Implementation Strategy

BILD Calgary Region (BILD) would like to thank SPC for Planning and Urban Development and Administration for the opportunity to review and comment on the TOD Implementation Strategy – Final Report.

3 Success Factors:

BILD commends the work of Administration on the Transit Oriented Development Implementation Strategy; in particular, the shift from the previous approach that focused largely on planning to one that, in addition to **planning**, incorporates as key factors **market interest**, recognizing the need for private investment, and **capital improvements**, including leading infrastructure such as utilities and public realm improvements (pg 8).

BILD is supportive of the **four actions** of the implementation plan identified as follows:

Action #1: Station Area Evaluations

BILD supports the Action Plan including the analysis and evaluation of the station areas, assessing the alignment of capital investment, community readiness for TOD, land use capacity, servicing analysis and available amenities. Station area evaluations will inform, and be informed by, the Established Area Growth and Change Strategy, Main Streets, and the multi-community planning initiatives (p. 12)

Given the analysis involved and limited resources, it may be necessary to focus early efforts on priority stations. The station areas to be evaluated should be prioritized in concert with the noted initiatives and considering market and investor interest and community readiness.

Where possible, prior to finalizing a Station Area Evaluation, a review with external stakeholders, particularly development and community representatives, may assist in reinforcing the accuracy of inputs and assumptions.

Action #2: Develop Funding and Investment Tools

BILD appreciates the need for funding and investment in capital improvements in established areas for infrastructure, including utilities and public realm. Significant resources, current and future, will be dedicated by the City, BILD and other external stakeholders, to the Established Area Growth and Change Strategy and the upcoming off-site levy bylaw reviews in the intent of supporting market interest and investment opportunities in established areas. (p.16)

Action #3: Support TOD Policy

With the previous emphasis on planning, TOD policy exists in several different sources within the City, at times resulting in a lack of clarity and inconsistency, potentially contributing to uncertainty and increased processing time for transit oriented development applications. (p.16)

BILD supports the consolidation of TOD policy within the Guidebook for Great Communities, emphasizing the importance of ensuring the Guidebook policy will be effective in achieving the desired development outcomes and city building objectives.

Action #4: Foster Collaborative Partnership

BILD is pleased that “the City’s approach to local area planning has shifted to a more collaborative model between the City, communities and developers” recognizing that the “successful implementation of TOD will require partnerships that extend beyond the local area planning process”.

While it is necessary to acknowledge there are economic realities and market conditions that significantly impact opportunity for achieving transit oriented growth and development in predictable timelines, the proposed TOD Implementation Strategy is a positive foundation with the three factors for success (planning, market interest and capital improvements), and the four part action plan focused on the station area evaluations, funding and investment tools, supporting policy and collaborative partnerships.

Respectfully,
BILD Calgary Region



Beverly Jarvis
Director of Policy, Projects & Government Relations

c.c. David Couroux, Transit Oriented Development, City of Calgary
Jihad Bitar, Transit Oriented Development, City of Calgary