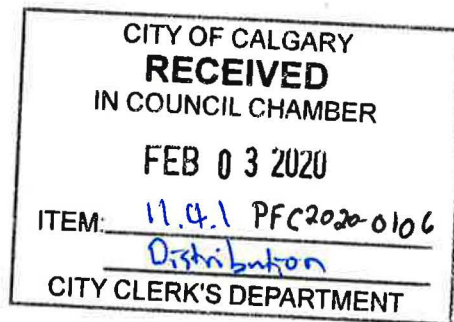




January 15, 2020



To: Councillor Farrell – Ward 7 Councillor
Re: Notice of Motion for Bylaw Setback Reform

Dear Councillor Farrell,

Through this letter, Anthem Properties wishes to formally provide our strong support for the Notice of Motion proposing reform to the Road Rights-of-Way bylaw setbacks. This reform is critical to ensure the feasibility of future developments along many of Calgary's key transportation corridors.

The current bylaw setbacks outlined in Calgary's Land Use Bylaw 1P2007 frequently create impediments to well designed developments and often limit off-site improvements resulting in less than desirable public realm outcomes. While City Administration has shown some flexibility in relation to the bylaw setbacks recently, the current ad hoc approach should be formalized in order to provide a greater degree of certainty to the development industry, community members and City staff reviewing development applications.

In the short term, a formalized process for reviewing and amending the bylaw setbacks based on the merit of development applications will help to support improved public realm designs. In the longer term, adjustments to, or removal of unneeded road right-of-way setbacks should be reviewed during the creation or update of local area or multi-community plans. Adjusting the bylaw setbacks during these planning exercises will ensure that the revised bylaw setbacks align better with specific area specific planning policies.

We are happy to support this Notice of Motion and are hopeful that it will help to drive better built form and public realm outcomes along some of the key streets in our City.

Regards,

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