



March 4, 2020

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

**RE: 4 March 2020 Meeting of PUD
Item 7.4 - Guidebook for Great Communities (Guidebook),
PUD2020-0207**

Dear Committee Members,

I may be unable to attend in person today, but I am still hoping to do so. In behalf of NAIOP Calgary, I wanted to share my thoughts on the Great Communities Guidebook.

On NAIOP's behalf, I have been a stakeholder in the Guidebook for over a year now, and I have seen dramatic changes in the Guidebook over that time, with respect to content, communications and proposed policy standing. I think it is quite fair to say there have been challenges with the delivery of the Guidebook before you today, but I would say that much of those challenges are also signs of the City responding to and learning from industry and community input.

I am very grateful to FCC, BILD and others who, with NAIOP, asked PUD to not move forward with the Guidebook last fall, but to give it more time. PUD's leadership in this regard is much appreciated, as the Guidebook version of last fall was absolutely not ready to become policy.

The Guidebook in front of you today will need sustainment efforts and there are still areas within it that fall short of real world guidance, such as the absence of acknowledging the impact of Calgary's rolling and sloped terrain, but NAIOP Calgary believes that today's version of the Guidebook is in a state in which it should move forward.

We will note that there has still been limited testing on tangible examples undertaken with industry and communities, but I have been personally seen two examples now. The most recent was a multi-family project that combined townhouses and

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apartments, where I had the opportunity to sit down on a one-on-one basis with City Admin, and that meeting last Friday was highly productive and engaged. A number of challenges were mutually identified, solutions were discussed, and it was clear to me at the end of the meeting last week that the Guidebook can provide useful advice and direction if appropriately interpreted and used.

I have heard lots of comments from communities and industry about this edition of the Guidebook, and I would agree with many (but not all) of the areas they identify as outstanding issues. I do not believe the Guidebook should wait for work like Heritage or Growth Strategy to be fully complete for the Guidebook to be useful. I believe that the Guidebook needs to be brought out into the light of day, and that we all begin to work with it so that we can have informed sustainment of the Guidebook and similar policies that are based on real world examples, and it is no longer productive to discuss the Guidebook in the light of "what if".

Working with the Guidebook with the new Multi-Community Plans is the right place for it to continue to grow and evolve and become a better too. I am very pleased that the City has heard from industry and community and has placed the Guidebook in the planning hierarchy below the Multi-Community Plans. It would have been a large mistake to place it in the Municipal Development Plan, or implement it city wide, as it is not ready for that (and neither are communities or industry), and this move alone shows the courage of the City to listen to feedback and implement it.

NAIOP Calgary supports the Guidebook moving forward to become a policy tool provided that it continues to only be implemented within new Multi-Community Plans to provide time for communities, city and industry to gain experience with it, and provided that the City commits to formal sustainment of the Guidebook so that it can quickly learn and evolve as actual experience is gained using it.

Respectfully,



Chris Ollenberger, P. Eng.
NAIOP Calgary
Chair, Government Affairs Committee