



March 3, 2020

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

Re: PUD2020-0207, Guidebook for Great Communities

Dear Members of SPC - Planning & Urban Development:

Acknowledgements to Council and Administration:

BILD Calgary Region (BILD) would like to express our appreciation to Council and, in particular, the Chair and members of SPC on Planning & Urban Development for acknowledging and responding to the comments and concerns of a cross-section of Stakeholders with respect to the Guidebook for Great Communities (the "Guidebook"). By virtue of Committee's direction, BILD suggests we are in a better position today to move forward, given the greater understanding, additional engagement and changes that have transpired in the interim.

BILD would similarly like to thank the members of Administration, a dedicated team, for their efforts to deliver on Committee's direction to build awareness, communicate the vision and intent of the Guidebook, identify appropriate engagement and provide greater clarity on the relationship between the Guidebook and the multi-community plans (local area plans), in particular the North Hill Community Plan.

Hierarchy / "Statutory with Limitations" outside a Local Area Plan

Support: Since November, there has been an adjustment to the approval approach/status for the Guidebook. We understand that the Guidebook, as approved, will be a 'statutory document with limitations' – meaning it is enabled, through the City Charter (not part of the Municipal Development Plan, as was the previous Developed Areas Guidebook). Its policy will have 'statutory' status when the Guidebook is referenced within a Local Area Plan (eg. North Hill multi-community plan).

Support: With this approach, the Guidebook would not require Calgary Municipal Region Board review and approval.

Support: The approach is also more flexible for subsequent amendments and revisions should the future local area planning implementation and sustainment monitoring so warrant.

Chapter 3

Support: In parallel, the above noted change of status ('statutory with limitations') will also allow the design policy within Chapter 3 to be applied as a *guideline* for applications with a measure of reasonable discretion and flexibility.

Consideration: BILD members have expressed some concern around how Chapter 3 policies may be applied to smaller scale infill applications, suggesting the scope could be onerous for modest projects, which typically benefit from simplified policy and timely approvals.

Consideration: It has been noted that there are approximately 150 'should' references within the chapter, potentially leading to challenges around what policy has and has not been appropriately applied in projects, possibly increasing the number of potential appeals to the Subdivision Appeal Board.

Neighbourhood Housing Limited scale Local District / Heritage Policy / Public Realm

Consideration: Greater clarity on the final profile of the district for Neighbourhood Housing Limited scale would have benefited all stakeholders in their understanding of the New Gen Planning Tools – BILD appreciates this is a result of limited time and resources and looks forward to working with Administration and stakeholders to advance this work in due course.

Consideration: Likewise, heritage policy (in progress) is highly anticipated yet may require further engagement and impact assessment review prior to Guidebook implementation, particularly if the future proposed heritage policy might have the effect of limiting the Permitted Uses in the Low Density Neighbourhood district.

Support: BILD appreciates Council's direction to create a sustainable funding source for public realm improvements to support growth (dovetailing with the multi community Local Area Plans)

Climate & Resilience Policy:

Support: BILD appreciates adjustments have been made by Administration to Guidebook policy.

Consideration: There are concerns with respect to policy implementation – clarifying expectations, identifying timely processes, a reasonable approach to assessing cost and benefit, and evaluating outcomes, eg. low-carbon feasibility studies.

Sustainment Advisory Committee/Working Group

Support: BILD is highly supportive of Administration's proposal for a framework for an internal and external multi-stakeholder group to monitor, review and assess issues and concerns related to the Guidebook, and other aspects of the Next Gen Planning system, as may be needed for the approach to achieve its highest success.

Respectfully,
BILD Calgary Region



Beverly Jarvis, Director of Policy, Projects & Government Relations

c.c. City of Calgary – Matthias Tita, Joachim Mueller, Lisa Kahn, Carlie Ferguson, Robyn Jamieson