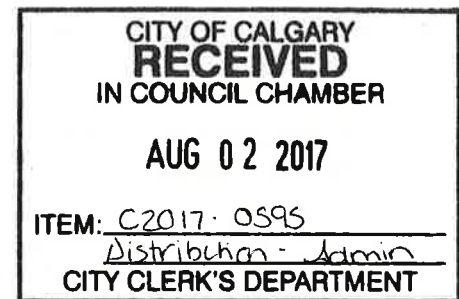


July 27, 2017

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

Attention: Members of Council



Re: **C2017-0595: Supplementary Report to PFC2017-0480:**
Combined Outline Plan and Land Use Amendment Application Fees

BILD Calgary Region (BILD CR) wish to thank Administration for their continued work on building the Growth Strategies process and framework, through the joint Work Plan Initiative, "New Community Growth Strategy". We view the PFC2017-0480 and C2017-0595 reports as components of a larger body of work that is being advanced through that initiative.

BILD understands that a cost-recovery approach for future combined outline plan/land use applications is necessary given the current revenue challenges faced by the City. However, BILD wishes to further clarify a point in Administration's report. BILD was informed that there would be a change in the fee structure, and that Administration was working on a cost-recovery approach. The analysis, development and assessment of options and decision-process was done internally by Administration, with the results conveyed to BILD after a decision was reached on a final recommendation.

When BILD reviewed Administration's report and saw that 3 options were considered, we noted that our preference would have been to further explore Option 2, as it would more fairly allocate costs to those applicants who would be contributing the greatest impact and receiving the benefit. This option was dismissed because of the principle of 'same fee for same service', however this principle is not consistent if differential fee structures for ancillary applications exist. For these reasons, we respectfully request that Council consider Option 2.

Regardless of the option selected, outstanding details on items such as clarity on dispute resolution, ancillary application costs/fees, and holds/off ramps within the application process will require resolution, and BILD looks forward to working with Administration to address these.

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As our industry is moved to a cost-recovery fee structure for OP/LU applications, it is critical that the corresponding work of the New Community Growth Strategy initiative is completed within a short, established timeframe. An additional, separate process stream is being developed to allow Growth Strategies to assess applications in areas with GMO's.

At this time, Administration has committed to working with us to establish a framework by November 2017, followed by a full detailed working process established and implemented (working process with live applicants in-stream) by Q1 2018. A significant degree of trust and collaboration exists between Administration and our working group on this initiative, allowing Administration to provide the clear commitment above, to establish the supporting framework and implement the process required to address GMO removal.

Based on this assessment,

1. BILD supports the recommendations to approve the proposed bylaw set out in attachment 6 of PFC2017-0480, which allows for earlier acceptance and processing of outline plan/land use applications;
2. BILD requests Council consideration of Option 2 as a cost-recovery fee structure instead of the current recommendations in supplementary report C2017-0595.

We believe that a cost-recovery fee structure must provide greater transparency and accountability for the services provided, and be combined with the joint efforts of the New Community Growth Strategy group, to assist in enabling a fully functioning system that encompasses both outline plan/land use applications as well as GMO removals.

Yours Truly



Guy Huntingford
CEO, BILD Calgary Region

c.c. Stuart Dalglish, General Manager Planning & Development, City of Calgary
Kathy Davies Murphy, Acting Director, Growth & Strategic Services, City of Calgary