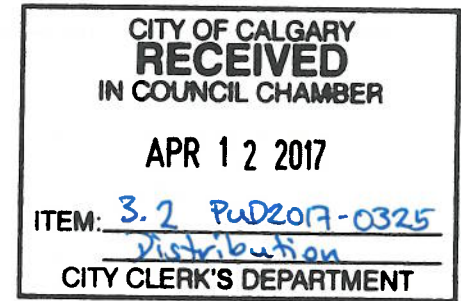




April 11, 2017

Delivered by Hand

City of Calgary, SPC for Planning and Urban Development  
The City of Calgary  
PO Box 2100, Station M  
Calgary, AB T2P 2M5



Dear Members of SPC for Planning & Urban Development:

**Re: PUD 2017-0325 Development Commencement Extension**

BILD Calgary Region, NAIOP Calgary and BOMA Calgary would like to express our appreciation to Joel Armitage, Darren Lockhart and the team at Calgary Approvals Coordination (CAC) for responding to the comments of Councillors Demong and Stevenson with respect to the policy for development commencement extensions and undertaking a review of same.

The Calgary Approvals Coordination staff reached out to various members of industry, through our industry associations, to gather feedback, understand the lived experience of members and receive suggestions/recommendations with regard to modifying the current policy.

In addition to industry feedback, the staff investigation revealed that while the number of commencement extensions is limited, albeit greater in times of economic downturn, the financial and time benefits commencement extensions offer are meaningful to these projects, which are typically of a significant construction value (average \$10.2 million).

The approval of Administration's proposal to increase the extension period from one to two years would demonstrate the City's support for development, and the economic benefit it brings to Calgary during downturns, and improves stability for industry stakeholders without compromising the potential for changes in policy and standards (as noted in the report).

Accordingly, the undersigned industry stakeholders, being NAIOP Calgary, BOMA Calgary and BILD Calgary Region are pleased to support the following:

**Administration Recommendation(s):**

*That the SPC on Planning and Urban Development recommend that Council direct Administration to bring forward directly to the 2017 June 12 Combined Public Hearing, without going through Calgary Planning Commission, the necessary amendments to Land Use Bylaw 1P2007 to implement the changes to development commencement extensions as identified in this report.*

On behalf of NAIOP Calgary, BOMA Calgary and BILD Calgary Region.

**NAIOP Calgary**

Per: \_\_\_\_\_

Chris Ollenberger,  
Chair, Government Affairs

**BOMA Calgary**

Per: \_\_\_\_\_

Richard Morden, Treasurer

**BILD Calgary Region**

Per: \_\_\_\_\_

Guy Huntingford, CEO