



April 21, 2017

Members of Council – City of Calgary

RE: PUD2017-0313 – Monitoring Report on Contextual Single and Semi-detached Dwellings

The South Shaganappi Area Development Council (SSADC) is a volunteer citizen group made up of planning and development representatives of the 5 South Shaganappi Communities (Varsity, Montgomery, St Andrews Heights, University Heights and Parkdale) surrounding Calgary's "Northwest institutional lands" and other large developments. This group is the residential community subset of the South Shaganappi Area Strategic Planning Group (SSASPG), a planning and development forum comprising the SSADC, the City of Calgary, the Province of Alberta, The University of Calgary, Alberta Health Services, CF Market Mall, WS Stadium Shopping Centre, Vecova, Innovate Calgary and the new University District.

For the past 15 years this group has been working collectively to successfully provide transparency, stakeholder engagement, and collaboration on many high impact developments including: the 37th Street overpass; the Alberta Children's Hospital, McCaig Tower and Calgary Cancer project; the U of C student residences, Taylor Library and EEEL Building; the University District; the Market Mall expansion; and the 29th Street intersection. The SSADC also provides community input for relevant City studies such as Bus Rapid Transit (BRT's), Transit Oriented Development (TOD's), and corridors such as 16th Avenue, Shaganappi Trail and Crowchild Trail.

Despite the collaborative successes on these large developments, the biggest challenge many of our community planners face is residential infill developments.

The issues are not limited or confined to any one development type as is noted in the monitoring report. The current redevelopment process involves a diverse spectrum of developers operating independently in a pre-existing contextual space. We are finding that the lack of developer consistency or continuity, combined with an evolving set of rules, is creating confusion and misinterpretation. The result is a dilution of key guidance criteria and clarity of rules for all developments.

We are observing the homogenous community of the past being contextually redefined, in a piecemeal fashion, by each independent developer. Some of our communities are experiencing increased exception and relaxation requests, land use amendment requests,

compliance violations, and process challenges. Community planning committees still bear the responsibility to contrast the development to the unique contextual fabric of their community. Varying interpretations between stakeholders as to what "contextual" refers to is proving to be a significant factor, taxing both community and City resources.

We believe these will be issues affecting all established communities as they reach advanced regrowth.

The infill guidelines proved successful in the past but were challenged by the fact that they were only guidelines.

The monitoring report recognizes that there are outstanding issues and challenges with the approval process, contextual alignment with the communities, and aspects of the contextual envelope. We support the appointment of a cross-corporate team to comprehensively address these issues on an ongoing basis and look forward to working with them.

As a further recommendation to the report, the SSADC would ask Council to:

- a. Direct Administration to engage existing and inner city communities in defining and developing recommendations to amend the Land Use Bylaw to address outstanding and ongoing issues related to infill development;
- b. Direct the cross-corporate team to include a review and amendment of all or portions of the Infill Guidelines based on the Land Use Bylaw amendments;
- c. Formalize the revised Infill Guidelines by approving them as Council Policy, and further to give them bylaw status under the Land Use Bylaw;
- d. Direct Administration to endeavor to resolve the outstanding issues noted in the report over the next two years and provide an update to council in April 2019.

Thank you for your attention to this issue.

Sincerely,



Vince Walker
Chair, South Shaganappi Area Development Council.