

Letters of Support



Date: 14-Sep-2020

To: David Duckworth, City Manager
Stuart Dagleish, GM Planning and Development

Cc: Stephanie Loria, Planner, Calgary Growth Strategies

Re: **Industry letter of support :**
Changes to Land Use Bylaw to eliminate parking minimums for non-residential uses.

On behalf of the Board of Directors of NAIOP Calgary we provide this letter of support for the proposed change to the Land Use Bylaw that would remove the minimum parking requirement for commercial uses.

NAIOP Calgary and our members are extremely pleased that the City of Calgary has taken this initiative. The need for changes to the ByLaw as it relates to parking minimums has been an issue for commercial developers for a long time.

Parking is a critical component of any new commercial entity, but a formula based approach that dates back 15 years does not provide the flexibility that is required in today's environment where everything must be done to streamline development for (especially) small commercial businesses. Making this change opens up a broader range of reuse options for commercial locations.

One only need to look to the City of Edmonton, who removed their parking minimums across the entire City this past July, to know that the time has come to make this first step here in Calgary and allow developers to work with administration to find the appropriate level of parking, not one that is based on mathematics but rather based on today's needs.

Sincerely, on behalf of, NAIOP Calgary

A handwritten signature in black ink, appearing to read "Guy Huntingford". The signature is fluid and cursive.

Guy Huntingford
Director Strategic Initiatives
NAIOP Calgary



October 23rd, 2020

Calgary City Council
City Clerk's Office, Legislative Service Division
The City of Calgary
P.O. Box 2100, Station "M"
Calgary, Alberta T2P 2M5

Dear Council Members,

Re: Parking Choices for Businesses

The Federation of Calgary Communities (the Federation) is the support organization for over 230 community based non-profit organizations, including 152 community associations. We assist community volunteers in navigating Calgary's planning process and advocate for a community perspective throughout our work. We are pleased to offer our support for the removal of minimum parking requirements for commercial uses from the Land Use Bylaw.

It is important that we support our local businesses as they recover from the impacts of the COVID-19 pandemic and other economic pressures. The recommendations support business growth in the present and future, and will contribute to better built form outcomes and vibrant communities.

We heard concerns from our members that insufficient parking on commercial sites could result in spillover of parking onto residential streets, which can create parking congestion and other problems in surrounding communities. We are happy to see that there is a provision that requires the development authority to take parking and the potential impacts of a development's proposed parking stalls into consideration with the review of the application. It will be critical that all parties be aligned in their expectations as to how parking demand and spillover will be addressed. As Administration has identified, an on-going communication plan highlighting the role and expectations for each party should be established.

The Federation appreciates being informed as a stakeholder, and we look forward to more opportunities for more meaningful input in the future.

Sincerely,

Toun Osuntogun
Urban Planner

Edward Spink
Urban Planner



October 23, 2020

Calgary Growth Strategies / Planning & Development
City of Calgary
800 Macleod Trail South
Calgary, AB T2P 3P4

Attention: Stephanie Loria
Planner, Legislation and Land Use Bylaw

Dear Ms. Loria:

RE: Land Use By-law; Elimination of Minimum Business Parking Requirements; C2020-1084

Stephanie, BILD Calgary Region (BILD) would like to thank you and your colleagues for engaging members of BILD to provide feedback with respect to the proposed amendments to the Land Use Bylaw regarding eliminating the minimum parking requirements for businesses.

We appreciate the critical importance of advancing any policy and process improvements that might assist our members in continuing to provide employment opportunities and support Calgary's economic recovery efforts.

While we acknowledge that time is of the essence in expediting work on commercial parking requirements, we would request that the original scope of work, which included reviewing minimum parking requirements for multi-residential (encompassing mixed use with both commercial and residential uses), industrial and low density, be prioritized and accomplished in the foreseeable future.

Yours truly,

BILD CALGARY REGION

Beverly Jarvis
Director of Policy, Projects & Government Relations

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