

Stakeholder Letters



November 19, 2021

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

Attention: Insia Hassonjee
Planner, Growth Strategy, Growth & Strategic Services

Dear Ms. Hassonjee:

RE: Infrastructure & Planning Committee (IP2021-1554)
Proposed Amendment to the New Community Planning Guidebook:

BILD Calgary Region is in support of Administration's recommendation to amend Section 4.3.1(d) of the *New Community Planning Guidebook* (Volume 2, Part 1 of the *Municipal Development Plan*). The proposed amendment will enable Calgary Planning Commission to grant conditional approval for Outline Plan applications in all Area Structure Plans with Growth Management Overlays (GMOs).

The amendment will align the process for Outline Plan applications to seek approval from Calgary Planning Commission in all areas with GMOs. Currently, in some Area Structure Plans, the approval of Outline Plan applications in GMO areas are not precluded and in other Area Structure Plans, (specifically, those that have adopted the *New Community Planning Guidebook*), Outline Plan applications within GMO areas cannot be approved by Calgary Planning Commission until the GMO is removed. The proposed amendment supports a business-friendly approach to applications and contributes to an efficient process.

BILD Calgary Region supports the proposed amendment and respectfully requests members of Infrastructure & Planning Committee and Council also provide their support. Should you have any further questions, please contact Deborah Cooper at deborah.cooper@bildcr.com or (403) 880-8783.

Yours truly,

BILD CALGARY REGION

Brian Hahn
Chief Executive Officer

212 Meridian Road NE • Calgary, AB • T2A 2N6
p: 403.235.1911 • e: info@bildcr.com • w: bildcr.com



City of Calgary
800 Macleod Trail S.E.
Calgary, Alberta
T2G 5E6

November 16, 2021

**RE: Letter of support - proposed Amendment to the New Community Planning Guidebook
IP2021-1554**

Dear Infrastructure and Planning Committee Members,

Please accept this letter of support by Dream Asset Management ('Dream') for Administrations' proposed amendment to Section 4.3.1(d) of the *New Community Planning Guidebook* (Volume 1, Part 1 of Municipal Development Plan). Dream endorses said amendment to allow Calgary Planning Commission to consider Outline Plans for conditional approval in Area Structure Plans which include Growth Management Overlays.

Dream has been actively developing communities in Calgary since the late 1990's. We believe this amendment will aid in streamlining the process of Outline Plan Approvals. With the continued growth projected for Calgary, impactful decisions such as these will bolster efficient operations for years to come.

We respectfully encourage Committee to support Administrations' proposed amendment in this matter.

Sincerely,

Tara Steell

Tara Steell, M.Pl., RPP, MCIP
General Manager, Calgary Land



November 19, 2021

Planning Commission Members
City of Calgary Council
800 Macleod Trail SE
Calgary AB T2P 1P5

RE: Proposed Amendments to New Community Guidebook IP2021-1554

Dear City of Calgary Council,

Thank you for this opportunity to provide feedback regarding the proposed amendments to the New Community Guidebook. Genesis Land Development Corp. (Genesis) is an active participant in new community planning and development in the City of Calgary and we welcome the opportunity to engage with City Administration and Council on ways to improve our collaborative efforts to continue to build a great City.

Genesis is supportive of the proposed amendment to enable Calgary Planning Commission to consider Outline Plans in all Area Structure Plans with Growth Management Overlays areas for conditional approval. This not only creates clarity for both developers and Administration, but also allows developers to move forward with planning and engineering details that can be reviewed and solidified in preparation for future development. Advancing Outline Plans with supportive planning and engineering also allows for more details in the Growth Management Overlay removal process and will aid in more informed recommendations and decisions.

Thank you again for this opportunity to address Council and to provide support for the proposed amendments to the New Community Guidebook.

Kind Regards,

A handwritten signature in black ink, appearing to read "BMC", is positioned above the printed name of the sender.

Brendan McCashin
Director, Land Development

Genesis Land Development Corp.



November 19, 2021

Planning Commission Members

City of Calgary Council
800 Macleod Trail SE
Calgary AB T2P 1P5

RE: Proposed Amendments to New Community Guidebook IP2021-1554

We understand that City Administration is proposing amendments to Section 4.3.1(d) of the New Community Planning Guidebook, which will enable Calgary Planning Commission to consider Outline Plans in all Area Structure Plans with Growth Management Overlays for conditional approval. This amendment will allow Jayman, and other landowners in Calgary, the ability to continue advancing detailed plans and to obtain approvals in a more efficient timeframe, such Outline Plan approval while awaiting Growth Management Approval. Ultimately, this reduces the time from GMO approval to being able to start development and construction, a win / win for the City and the Industry.

We support this amendment and kindly request that Calgary Planning Commission and City Council are equally supportive.

Sincerely,

A handwritten signature in blue ink, appearing to read "L. Noer".

Larry Noer
President
Jayman BUILT





November 19, 2021

Planning Commission Members
City of Calgary Council
800 Macleod Trail SE
Calgary AB T2P 1P5

RE: Proposed Amendments to New Community Guidebook IP2021-1554

It is our understanding that City Administration is proposing amendments to Section 4.3.1(d) of the New Community Planning Guidebook which will enable Calgary Planning Commission to consider Outline Plans in all Area Structure Plans with Growth Management Overlays for conditional approval.

An amendment such as this will allow us, and others, the ability to continue advancing detailed plans for our lands and obtain approvals early, such as the Outline Plan approval while we wait for Growth Management Approval. This would reduce the time from GMO approval to shovels in the ground, a win win for both the City and the Industry.

We are supportive of this amendment and kindly request that Calgary Planning Commission and City Council are equally supportive.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dick Van Grieken". The signature is stylized with a large, looping "D" and a long, sweeping underline.

Dick Van Grieken



Kathy Oberg
Managing Partner
BEDES, MEDES, RPP, MCIP

d | 403 692 4532
c | 403 616 7024
koberg@bapg.ca

November 19, 2021

Planning Commission Members
City of Calgary Council
800 Macleod Trail SE
Calgary AB T2P 1P5

**RE: Calgary Municipal Development Plan
Proposed Amendments to New Community Guidebook IP2021-1554**

It is our understanding that City Administration is proposing amendments to Section 4.3.1(d) of the New Community Planning Guidebook which will enable Calgary Planning Commission to consider Outline Plans in all Area Structure Plans with Growth Management Overlays for conditional approval.

B&A is supportive of this amendment for a number of reasons:

- Advancing Outline Plan applications have the ability to provide more detailed information for Business Case Review
- Approved Outline Plans have the ability to shorten the time frame between GMO removal and construction
- The work involved by the City Administration and the Developer team is not insignificant and approval will lock in all that hard work by CPAG and the Applicant.

We are supportive of this amendment and kindly request that Calgary Planning Commission and City Council approve these changes.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Kathy Oberg', written over the printed name and title.

Kathy Oberg
Managing Partner



The City of Calgary
Office of the Councillors (8001)
PO Box 2100, Station M
Calgary, AB T2P 2M5

Nov. 19, 2021

Dear Mayor Jyoti Gondek and City Councillors,

RE: Proposed Amendment to the New Community Guidebook - Report no. is IP2021-1554

Brookfield Residential has made significant business decisions and investments to support development of two new communities that currently have a Growth Management Overlay (320 acres in Glacier Ridge, and 210 acres in Ricardo Ranch). Given the significant amount of planning and design work put into these projects to date, we strongly support the proposed amendment to the New Community Guidebook to enable Calgary Planning Commission to consider Outline Plans in all Area Structure Plans with Growth Management Overlays areas for conditional approval. We understand the processes for Council consideration on the Growth Management Overlay removal and Land Use re-designations will remain unchanged.

Respectfully,

Brookfield Residential Properties

A handwritten signature in blue ink, appearing to read "Leah McKenna".

Leah McKenna, P.Eng

Development Manager, Calgary Communities

100, 5709 - 2nd Street SE Calgary, AB T2H 2W4
QUALICOCOMMUNITIES.COM



November 23, 2021

Via: Email

City of Calgary
P.O. Box 2100, Station M
Calgary, AB T2P 2M5

Attention: Insia Hassonjee, Planner, Growth Strategy

Reference: IP2021-1554
Proposed Amendment to the New Community Planning Guidebook

Dear Insia:

Qualico supports the proposed amendment to the New Community Planning Guidebook. We participated in three Developer Funded Area Structure Plans that were approved since 2013, and therefore this impacts us directly. (Providence, Glacier Ridge and West View.) We are currently working through Outline Plan and Growth Management Overlay (GMO) processes in all three areas, and we are encouraged that this amendment is being considered at this time.

The amendment will allow us to complete the Outline Plan review process and finalize the planning and engineering details while understanding that land use approval will be subject to the removal of GMO.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Mercer".

Ben Mercer, RPP, MCIP
Associate Director, Planning & Community Engagement
Qualico Communities