

BILD Calgary Region Response



August 26, 2022

Delivered by Email

The City of Calgary
P. O. Box 2100, Station "M"
Calgary, Alberta T2P 2M5

Attention: Members of Infrastructure and Planning Committee

Dear Committee Members:

Subject: JOINT USE and PLANNING AGREEMENT – 2022 Review

BILD Calgary Region (BILD) provided a letter regarding the Joint Use and Planning Agreement (JUPA) to the Elected Officials Coordinating Committee at the end of July for their consideration. Although BILD recognizes that some of our issues span both the JUPA and the technical standards, without a clear direction within the JUPA it is unclear how the review will have the ability to be innovative and creative when reviewing the School Site Design Standards, or how our concerns will be addressed within the standards.

Although the JUPA supports "the delivery of integrated mixed-use sites that provide public spaces, recreation, community services, cultural and public facilities for the public good," it is our perception that the school boards effectively have absolute authority over "public benefit compatible uses." The current model will not enable many of these "public benefit compatible uses" to be approved. To be relevant, the JUPA needs to provide parameters of acceptable uses with an approval process. BILD believes that this is necessary to ensure that the resources of the City and school boards are efficiently used for the maximum benefit of the community.

As stated in our July letter, the proposed modernized JUPA has very modest changes or improvements. It is very disappointing that we have missed an opportunity for meaningful improvements. Our members have experienced many challenges related to School Site Design Standards and the delivery of school sites and schools in the City of Calgary.

Present practices requiring developers to give 10- and 12- acres of land for elementary and junior high school building envelopes and the associated playing fields are impeding innovative, sustainable community development. It can be difficult to meet the targeted sizes when road layouts, grading and the community vision are taken into consideration. With limited ability to modify the current technical standards for the school envelope and playfields, land in excess of the 10- and 12-acre requirement is often required. Industry believes that the JUPA update must include direction for the technical standards to support innovation and facilitate more complete community designs (i.e., utilize reserve land for additional parks, greenspaces, trails).

In addition, regional needs such as high schools and recreation facilities are considered a priority for the use of, and expenditures from, the Joint Use Reserve Fund. In cases where reserves are also allocated toward these

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uses to reduce the expenditure from the Fund, consideration needs to be given to reducing future school reserve requirements to enable non-school reserve lands to be used for the needs of the complete community.

Industry believes in innovative solutions such as residents' association sites that provide a benefit to the community. It is quite reasonable to assume that there should be a way for residents' and community associations to use some common facilities, to meet both the needs of the public and community. Given the current needs for efficiency in cost and land utilization, the JUPA should provide framing to facilitate these types of innovation and corresponding increase in efficiencies.

Through several initiatives, the City is looking at better ways to address climate, land efficiency, community needs, etc. similarly the JUPA should identify the process and conditions for revisiting the JUPA e.g., provincial funding, requirements.

We expected the JUPA update would provide directions to guide improvements to School Site Design Standards. To ensure that the JUPA will support and enable the results of the School Site Design Standards review, BILD respectfully asks that the approval of the JUPA be **deferred until after the School Site Design Standard review is completed.**

Lastly, we would like to thank Administration for inviting us to participate in their review of the JUPA and we look forward to working with Administration in the coming months to engage in discussions relating to the School Site Design Standards to see where modifications can be made to address Industry concerns. As previously stated, we appreciate the time and effort that has gone into this work, but we believe there should be more direction within the JUPA. We respectfully request that our concerns be considered and that the JUPA update be placed on hold until the standards are reviewed and updated.

If you have any questions or concerns, please do not hesitate to contact me.

Respectfully,
BILD Calgary Region

A handwritten signature in black ink, appearing to read "Brian Hahn".

Brian Hahn, Chief Executive Officer BILD CR

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