



June 9, 2022

Members of Infrastructure & Planning Committee (IPC) And All Members of Calgary City Council
The City of Calgary
PO Box 2100, Station M
Calgary, AB T2P 2M5

Re: Beltline Community Investment Fund, IPC2022-0566

Committee Members;

I have been a member of the Beltline Community Investment Fund Committee since its inception and am its longest sitting member. There are two things I do not support in the recommendations presented.

- 1) The removal of BILD as a standing member. It was through a concerted and considerable amount of negotiation with the development industry that the BCIF was formed. Part of that was allowing for membership on the committee. To take that away goes against a key cornerstone on which the BCIF was built – formally including the development community. Excluding such an important stakeholder, one that actually enables the fund, makes no sense and is counterproductive. Put very simply, it is developer money that enables the fund. From a transparency and governance perspective they should be active participants in the fund's governance. Further, to enable the continued stability of the fund, developer participation needs to be maintained. Excluding the development community does not help accomplish this. UDI/BILD have been exemplary in their role as a committee member and are the only member who has not brought forth an application.
- 2) I do not support the Beltline Neighbours Association being the only named member outside of the Ward 8 office. They are in an inherent conflict position given the massive amount of funding they receive and that they have built a dependency on the fund for their mural program.

Kind regards,

A handwritten signature in black ink that reads "David Low".

David Low
Executive Director



June 9, 2022

Members of **Infrastructure & Planning Committee (IPC)** And All Members of **Calgary City Council**
The City of Calgary
PO Box 2100, Station M, Calgary, AB T2P 2M5

Re: Beltline Community Investment Fund Update, IP2022-0566

Advocating: Amend Terms of Reference to ensure **BILD's designed position** on BCIF Committee to honor City's commitment to BILD/UDI, negotiated in good faith, and to preserve Industry Trust and Institutional knowledge.

Background - Note: UDI (Urban Development Institute) became BILD Calgary Region in 2016

- 2007-2009 UDI's Urban Densification Committee (UDC), chaired by Jaydan Tait, collaborated with City on the Beltline Average Land Value Study (consultant: Coriolis);
- 2009 – UDI reviewed first draft of BCIF Terms of Reference- 'TOR'
- Dec 21/09 email: UDI was pleased the TOR identified a spot on the BCIF Administrative committee for member of UDI; Administration responded: **"UDI's input and participation in the committee is key"**
- 2011 – BCIF Terms of Reference Approved by 2011 Council including:
A representative from the development industry, as appointed by Urban Development Institute (UDI)
- 2019 – BCIF Terms of Reference Approved by 2019 Council including:
Development industry (2 representatives), as appointed by BILD Calgary Region...

Rationale: Good Faith Negotiation/ Commitment to Promise to Key Stakeholder/ Integrity / (No breach of) Trust

- UDI's participation and support was instrumental to the creation of the BCIF.
- The **City committed to a designated seat** on the BCIF Committee in return for UDI's support – promise was upheld by the BCIF Terms of Reference **2011 Council approval**.
- The City's commitment to UDI/BILD to have a designated seat was reinforced again in 2019 with the **2019 Council approval** of updated Terms of Reference with *two* BILD development industry representatives.

Potential Risk:

- Removing BILD's designated seat would be seen as a breach of the trust after 12+ years; trust was demonstrated by Administration and Council's actions to approve TOR and commitment to UDI/BILD.
- Potential negative impact on initiatives currently underway with Industry as a Key Stakeholder, incl. Established Area Growth & Change Strategy (broader density bonusing tool, community amenity contributions, etc.).
- Diminished developer confidence in BCIF;
- Loss of business and investor confidence in City's follow through on commitments.

Institutional Knowledge:

- BILD/UDI staff and committee members bring valuable BCIF institutional knowledge unduplicated by others
- Contributing almost 15 years of relevant experience, history, communications both digital and hard copy.

We encourage you to visit bildcr.com for industry updates

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



Quality Investment Decisions:

- Unbiased Input – BILD as an association provides impartial oversight:
 - broader industry feedback to BCIF by engaging developer/builder/consultant members of the Urban Redevelopment Committee on BCIF matters.
 - Candid feedback without concern for impacts to development applications in circulation to Community/Business Associations, Administration or Council.
 - BILD is the only long-time member of the BCIF that has not requested or received funding from the BCIF.

Access to the Fund:

- BILD's designated position on the fund provides the development industry a direct line of sight to the fund, operations and decisions, increasing developer confidence and reassurance of stewardship.
- BILD, as a designated Committee member, provides access to information and communication to the property owners, developers and consultants active in the Beltline.

Transparency, Governance and Accountability:

Boards, Committees & Commissions (BCC) Practices: As a Key Stakeholder with a designated position on the Committee, the proposed refined committee structure aligning with the BCC practices does not offer a comparable alternative or reasonable substitute:

- The BCC practice is not an equally transparent and accountable option – albeit open to the public to apply, there is no transparency around the applicant review & evaluation process, or disclosure of reasons for decisions.

Although the BCC process is employed successfully for certain purposes, it is not an acceptable alternative to BILD having a designated position on the BCIF Committee.

BILD Supports:

- Improved resourcing and support for the committee
- More structure to the funding program including increased promotion, formal processes for applications, review and evaluations.
- More rigor around Reporting and Accounting practices and a more formalized structure with resource support.

The BCIF is better with BILD as a key stakeholder and designated committee member. The message to the development industry and the business community will be one of trust, good will and the City's commitment to act in good faith.

Respectfully,

BILD CALGARY REGION

Beverly Jarvis

Director of Policy, Projects & Government Relations

c.c. Stuart Dalglish, General Manager, Planning & Development, City of Calgary
Scott Lockwood, Manager Centre West Team, Community Planning, City of Calgary

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June 9, 2022

Members of SPC for Infrastructure and Planning Committee (IPC)
City of Calgary
800 Macleod Trail South
Calgary, AB T2P 3P4

Dear City of Calgary,

RE: Beltline Community Investment Fund Update (IP2022-0566)

It has come to my attention that the City of Calgary is considering changes to the Terms of Reference ("TOR") of the Beltline Community Infrastructure Fund ("BCIF").

The TOR appear to remove BILD and other organizations from the membership of the committee. This is an eye raising change unto itself. However, what is truly puzzling, if not concerning, is that the Beltline Neighborhoods Association retains an exclusive nomination authority on the committee while others have been removed.

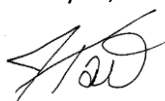
I will defer the argument why other organizations should be on the committee to others. I had written an email previously to Stuart Dalglish on June 8, 2022, wherein I raised a broader set of concerns with these changes.

The purpose of this letter is to voice my concern that one group retains nomination authority (namely the Beltline Neighbourhoods Association) while all other groups have been deleted.

The BCIF was established to contribute specific and meaningful longer term public realm improvements to the Beltline. I was a volunteer with UDI (now BILD) during the creation of the framework for the BCIF and was honoured to be part of that work. BILD contributions were considered key at that time so that best investment decisions would be made with a committee composed of Calgarians representing diverse voices that would ultimately come together to select the best investments for the fund. A diverse group of committee members representing many different organizations was seen as the best way to ensure this happened.

In this letter, I focus on one specific point of governance which is the singling out of authority to nominate committee members to only one organization. On this point alone, I believe the TOR should be discussed and updated to reflect a more diverse set of members or make the public member candidate nomination process consistent.

Thank you,



Jaydan Tait, M.E. Des, MCIP



June 10, 2022

Infrastructure and Planning Committee, City Councilors
The City of Calgary
700 Macleod Trail S.E.
Calgary, AB T2G 2M3

RE: Beltline Community Investment Fund IP2022-0566

Dear Members of the Infrastructure and Planning Committee and City Council,

The Beltline Neighbourhoods Association strongly supports the recommended updates to the Beltline Community Investment Fund (BCIF) Terms of Reference.

Since 2006, the fund has been a success for both developers in the Beltline, who have sought greater density as a means to improve the financial viability of their projects, and for residents who have benefited from the major investments in the public realm through the fund.

Today, BCIF is the envy of communities across the city and beyond. As a result of the fund, the Beltline has seen investment towards restoring our parks (Central Memorial, Humpy Hollow, High Park), reviving our dilapidated underpasses (1st St SW, 4th St SW, 5th St SW, 8th St SW), revitalizing streetscapes (17th Ave SW) and even relatively small but impactful investments in public art.

We believe the recommended updates to the BCIF Terms of Reference will not only improve upon the governance of this fund through a modernized committee structure in line with most other City committees but also lead to greater transparency and accountability with more community-based decision making.

We respectfully disagree with the public submission of BILD Calgary and their request for a standing position on the BCIF committee. According to 2007-2019 BCIF funding data provided by the City of Calgary (see attached), all but one of the developer contributions to BCIF were made by non-members of BILD Calgary. Furthermore, 83% of the total funds contributed to BCIF were contributed by **non-members**, according to the association's publicly listed [member directory](#). The BNA supports the inclusion of members of the development community at large on the BCIF committee. The new Terms of Reference will now provide the opportunity for City Council to consider more active and invested developers in the Beltline, based on the skills matrix, for appointment to the committee.

Once again, we strongly support the recommended new Terms of Reference for the Beltline Community Investment Fund and thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Oliver'.

Peter Oliver
President, BNA

A handwritten signature in black ink, appearing to read 'Tyson Bolduc'.

Tyson Bolduc
Director of Planning, BNA

cc: Office of the Mayor
City Council
publicsubmissions@calgary.ca
cityclerk@calgary.ca

BCIF Contributions (2007 - 2019) (Source: City of Calgary)				
Developer	Development Permit	Year	BCIF Contribution	BILD Member? (Y/N)
1215 5 St SW <i>Developer: Nixious Investments Inc. / Arlington Street / Suede Living / Amble Ventures</i>	DP2006-1123	2007	679,952	N
The Metropolitan / Kai/Oslo Towers <i>Developer: Statesman Group / Homburg Kai Developments Ltd</i>	DP2006-2279	2007	2,392,740	Y
Centuria on the Park / The Park <i>Developer: Lake Placid Group</i>	DP2006-3835	2007	577,260	N
Luna <i>Developer: Qualex-Landmark</i>	DP2007-3136	2008	1,551,244	N
Calla <i>Developer: Qualex Landmark Advance Inc</i>	DP2010-4161	2011	261,144	N
Aura Tower (BCIF - transferred from Roads) <i>Developer: Intergulf-Cidex Development XII Corp / Cidex</i>	DP2007-1773	2011	171,367	N



Center 10 Corporation				
<i>Developer: Centron</i>	DP2011-3321	2012	3,472,794	N
The Mark on 10th				
<i>Developer: Qualex-Landmark Western Inc</i>	DP2012-3450	2013	882,576	N
Royal View				
<i>Developer: bcIMC Realty Corporation / Bentall Kennedy / Quadreal</i>	DP2013-2855	2013	143,910	N
Aura II				
<i>Developer: Cidex Developments Ltd</i>	DP2012-3135	2013	487,943	N
6th and Tenth				
<i>Developer: LAMB Development / BEL Calgary Inc</i>	DP2012-0285	2014	138,676	N
The Smith				
<i>Developer: Grosvenor Beltline Holdings</i>	DP2013-2765	2014	5,265	N
Place Ten East Co-Ownership				
<i>Developer: Centron</i>	DP2013-0881	2015	3,114,607	N
<i>Developer: Qualex-Landmark</i>	DP2014-1747	2015	56,160	N
Total Contributions by members of BILD Calgary			\$2,392,740	17%
Total Contributions by non-members of BILD Calgary			\$11,542,898	83%
Total Contributions			\$13,935,638	100%

