



May 14, 2025

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

Attention: Members of the Infrastructure and Planning Committee

Dear Committee members:

RE: Land Use Bylaw Amendments to Exempt Rowhouses from Development Permits in Developing Communities

BILD Calgary Region ("BILD") is a non-profit organization representing members from all facets of land development, redevelopment, residential, commercial, and industrial construction. Our membership includes builders, renovators, developers, trades, suppliers, engineering firms, architects, and other professional companies involved in the building industry. We advocate for affordability, choice, quality, and innovation in new and established communities.

As directed by Council at the April 22 Public Hearing Meeting, the proposed Land Use Bylaw Amendments to exempt rowhouses in developing communities from requiring development permits represent an excellent opportunity to streamline approvals, reduce construction timelines, and lower the costs associated with bringing rowhomes to market.

We sincerely thank City Administration for the opportunity to review and provide feedback on these proposed amendments. BILD acknowledges the professionalism, dedication, and hard work of City staff, particularly Matthew Atkinson, Arysha Lalach, Lawrence Wong, Adam Burghardt, Erin Ward, Shane LeBouthillier, Tom Hopkins, and Tracy Sales. Throughout the consultation process, the team consistently demonstrated a strong commitment to transparency and collaboration.

BILD believes that these amendments, if approved, will achieve their intended outcomes without compromising quality. Removing the requirement for a development permit will eliminate a significant barrier to constructing rowhomes in new, developing communities. The time and cost associated with the development permit process has been prohibitive, often discouraging developers and builders from pursuing this housing form.

This change is expected to increase housing diversity in developing areas and enhance affordability for a product that is particularly sensitive to price. BILD members estimate cost savings of approximately \$14,000 to \$17,000 per unit in professional fees, carrying costs, and associated fees.

These savings do not include additional costs associated with delays, legal fees, performance securities, or other discretionary requests — such as bus shelters, landscaping, and off-site upgrades — that are often added during the development permit process.

We trust that our feedback has been constructive and helpful. In the mutual interest of supporting timely, affordable housing, BILD fully supports the work of Administration on these Land Use Bylaw amendments and we kindly request Council to provide its support.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brian R. Hahn', with a stylized flourish at the end.

Brian R. Hahn
CEO, BILD Calgary Region

cc: Deborah Cooper, Director of Policy, Strategic Initiatives & Government Relations
Robert Chwyl, Coordinator, Policy & Standing Committees
BILDCR Board of Directors