

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

| | |
|--|---|
| First name [required] | Michael |
| Last name [required] | Jacobson |
| How do you wish to attend? | In-person |
| You may bring a support person should you require language or translator services. Do you plan on bringing a support person? | No |
| What meeting do you wish to comment on? [required] | Standing Policy Committee on Infrastructure and Planning |
| Date of meeting [required] | May 14, 2025 |
| What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .) | |
| [required] - max 75 characters | item 7.5 Land Use Bylaw Amendments to Exempt Rowhouses from Development Per |
| Are you in favour or opposition of the issue? [required] | In favour |



ATTACHMENT_01_FILENAME Infrastructure and Planning Presentation-May14.25-LetterSubmitted.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from
providing personal information in
this field (maximum 2500
characters)

Re: Support for Proposed Amendments to the Land Use Bylaw
(Permitted Use Development Permit Removal for Rowhouses in Developing Areas)

May 14, 2025

I appreciate the opportunity to provide feedback on the proposed amendments to the Land Use Bylaw which remove the requirement for a permitted use development permit for rowhouse buildings in the developing area. I would also like to note that I am an employee of Homes by Avi, a company with extensive experience in constructing this type of housing in Calgary and surrounding communities.

Having reviewed the Background and Previous Council Direction, the Letter of Support from BILD, and the Proposed Amendments presented by City Administration, I am writing to express my full support for this initiative. I believe these changes will yield meaningful benefits and align closely with some of the goals of the Home is Here Housing Strategy.

Currently, in the R-G land use district, permitted at-grade housing types include:

- Single detached homes
- Semi-detached homes
- Fee-simple rowhouses

When R-G lots are released to builders, along with engineering approval and available grade slips, those builders intending to construct single or semi-detached homes may apply directly for a Building Permit. With a compliant bylaw review, a partial permit is often issued within 24 hours, allowing construction to begin promptly.

In contrast, builders planning fee-simple rowhouses must currently undergo a Development Permit (DP) process, which typically takes 2 to 5 months. This added step increases project timelines and costs, without meaningfully improving the final outcome. By that I mean that the buildings rarely change from the initial submission. This is because rowhouses in the developing area are a known quantity, and a consistent housing type—likely the reason they are designated as a Permitted Use in the R-G district.

Importantly, any application that does not comply with the existing bylaw rules, or seeks relaxations or variances, would still be subject to the standard DP process. Therefore, these amendments simply streamline approvals for compliant projects, removing unnecessary procedural delays. This will encourage more builders and developers to offer rowhouses, expanding affordable housing options in new communities.

In conclusion, I would like to thank City Administration and BILD for their work on these thoughtful amendments. I encourage committee members to endorse these improvements, which preserve all existing safeguards while enabling faster, more efficient delivery of diverse and affordable housing for Calgarians.

Thank you for your time and consideration.

Sincerely,

Michael Jacobson B.A., M. Arch.

Director - Product Development

Homes by Avi



May 12, 2025

Infrastructure and Planning Committee
City of Calgary
800 Macleod Trail SE
Calgary, AB T2P 2M5

**RE: Support for Land Use Bylaw Amendments to Exempt Rowhouses from
Development Permits in Developing Communities, IP2025-0325**

Dear Members of the Infrastructure and Planning Committee,

As a member of BILD Calgary Region, Mattamy Homes is both a developer and home builder, I am writing to convey my support for the proposed amendments to the Land Use Bylaw that would exempt fee simple rowhouse development in new communities from the requirement for a development permit.

This proposed amendment is a timely and well-considered step that aligns with Council's direction to increase housing affordability, reduce regulatory complexity, and streamline approval processes for much-needed housing supply in Calgary. In greenfield areas, where rowhouse forms are already supported through Outline Plan and land use approvals, the requirement for a development permit introduces additional time, unnecessary costs and uncertainty factors that can discourage the delivery of this attainable housing form.

If approved, these amendments would deliver several tangible benefits:

- **Accelerated housing delivery**, allowing builders to respond more quickly to market demand in new communities by only requiring a building permit.
- **Reduced costs for homebuyers**, with industry estimates suggesting savings of approximately \$14,000 to \$17,000 per unit—exclusive of further savings from reduced delays, legal fees and discretionary conditions.
- **Improved administrative efficiency**, enabling City staff to redirect capacity toward more complex planning and policy initiatives.

Importantly, the removal of the development permit requirement does not compromise the quality or oversight of new housing. Built form regulations remain in place through existing

land use districts and Outline Plan design, and the building permit process continues to ensure code compliance and construction standards.

This amendment represents a practical and focused improvement that eliminates duplication while upholding planning integrity. It is a clear example of policy reform that supports affordability, efficiency, and better service delivery for both Calgarians and industry.

Thank you for the opportunity to submit this letter of support. I commend City Administration for its collaborative and transparent approach throughout this process and respectfully encourage the Infrastructure and Planning Committee and Council to support the proposed amendments.

Sincerely,

Joel Van Huizen
Senior Manager, Land Development
Mattamy Homes
Joel.van-huizen@mattamycorp.com
(403) 390-9954

A handwritten signature in black ink, appearing to be 'JVH' with a horizontal line extending to the right.



May 13, 2025

Infrastructure and Planning Committee
City of Calgary
800 Macleod Trail SE
Calgary, AB T2P 2M5

**RE: Support for Land Use Bylaw Amendments to Exempt Rowhouses from
Development Permits in Developing Communities, IP2025-0325**

Dear Members of the Infrastructure and Planning Committee,

As a member of BILD Calgary Region and the Vice President for Rohit Homes, Calgary, I am writing to convey my support for the proposed amendments to the Land Use Bylaw that would exempt rowhouse development in new communities from the requirement for a development permit.

This proposed amendment is a timely and well-considered step that aligns with Council's direction to increase housing affordability, reduce regulatory complexity, and streamline approval processes for much-needed housing supply in Calgary. In greenfield areas, where rowhouse forms are already supported through Outline Plan and land use approvals, the requirement for a development permit introduces additional time, costs and uncertainty factors that can discourage the delivery of this attainable housing form.

At Rohit Homes, we have experienced firsthand how the current development permit requirement can delay the delivery of much-needed housing. For example, in the community of Belvedere (334, 338, and 342 Belvedere Boulevard SE), we submitted our development permit application on July 8, 2024, and received approval on March 27, 2025—a span of 8 Months. During this time, we were unable to proceed with full construction and instead had to begin under a partial building permit, which was approved on April 4, 2025. This forced us to delay our construction start by more than 4 Months. Similarly, in the community of Heartwood (7105, 7109, 7113, and 7117 Rangeview Avenue SE), we submitted our development permit application on November 20, 2024, and as of today, the permit has not yet been issued. This has resulted in a delay of more than 3 Months, to our intended construction start.

Rohit Brands

Rohit Commercial · Rohit Communities
Rohit Health · Rohit Homes
Rohit Rental Living

Offices

Calgary · Edmonton
Ottawa · Regina
Saskatoon

Our Bold Vision

Expand across North America,
enriching the communities
that we serve.

Bold Goes Further.

RohitGroup.com

If approved, these amendments would deliver several tangible benefits:

- **Accelerated housing delivery**, allowing builders to respond more quickly to market demand in new communities.
- **Reduced costs for homebuyers**, with industry estimates suggesting savings of approximately \$14,000 to \$17,000 per unit—exclusive of further savings from reduced delays, legal fees and discretionary conditions.
- **Improved administrative efficiency**, enabling City staff to redirect capacity toward more complex planning and policy initiatives.

Importantly, the removal of the development permit requirement does not compromise the quality or oversight of new housing. Built form regulations remain in place through existing land use districts and Outline Plan design, and the building permit process continues to ensure code compliance and construction standards.

This amendment represents a practical and focused improvement that eliminates duplication while upholding planning integrity. It is a clear example of policy reform that supports affordability, efficiency, and better service delivery for both Calgarians and the industry.

Thank you for the opportunity to submit this letter of support. I commend City Administration for its collaborative and transparent approach throughout this process and respectfully encourage the Infrastructure and Planning Committee and Council to support the proposed amendments.

Sincerely,

DocuSigned by:

771A4C18BFE84F2...

Michael Dziubina,
Vice President,
Rohit Homes, Calgary
Michael.dziubina@rohitgroup.com

2

Rohit Brands

Rohit Commercial · Rohit Communities
Rohit Health · Rohit Homes
Rohit Rental Living

Offices

Calgary · Edmonton
Ottawa · Regina
Saskatoon

Our Bold Vision

Expand across North America,
enriching the communities
that we serve.

Bold Goes Further.**RohitGroup.com**



May 12, 2025

Infrastructure and Planning Committee
City of Calgary
800 Macleod Trail SE
Calgary, AB T2P 2M5

**RE: Support for Land Use Bylaw Amendments to Exempt Rowhouses from
Development Permits in Developing Communities, IP2025-0325**

Dear Members of the Infrastructure and Planning Committee,

As a member of BILD Calgary Region and a developer/builder, I am writing to convey my support for the proposed amendments to the Land Use Bylaw that would exempt rowhouse development in new communities from the requirement for a development permit.

This proposed amendment is a timely and well-considered step that aligns with Council's direction to increase housing affordability, reduce regulatory complexity, and streamline approval processes for much-needed housing supply in Calgary. In greenfield areas, where rowhouse forms are already supported through Outline Plan, and land use approvals, the requirement for a development permit introduces additional time, costs and uncertainty factors that can discourage the delivery of this attainable housing form.

If approved, these amendments would deliver several tangible benefits:

- **Accelerated housing delivery** enables builders to respond more quickly to market demand in new communities, allowing for faster construction starts and more efficient fulfillment of housing needs.
- **Improved affordability**, removing the development permit requirement will reduce carrying costs and delays, which can contribute to keeping housing prices more attainable.
- **Improved administrative efficiency**, enabling City staff to redirect capacity toward more complex planning and policy initiatives.



Importantly, the removal of the development permit requirement does not compromise the quality or oversight of new housing. Built form regulations remain in place through existing land use districts and Outline Plan design, and the building permit process continues to ensure code compliance and construction standards.

This amendment represents a practical and focused improvement that eliminates duplication while upholding planning integrity. It is a clear example of policy reform that supports affordability, efficiency, and better service delivery for both Calgarians and industry.

Thank you for the opportunity to submit this letter of support. I commend the City Administration for its collaborative and transparent approach throughout this process and respectfully encourage the Infrastructure and Planning Committee and Council to support the proposed amendments.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Steve Critchlow', with a long horizontal flourish extending to the right.

Steve Critchlow
Vice President, Operations
Baywest Homes
Steve.critchlow@baywesthomes.com
403-999-2367



May 13, 2025

Infrastructure and Planning Committee
City of Calgary
800 Macleod Trail SE
Calgary, AB T2P 2M5

**RE: Support for Land Use Bylaw Amendments to Exempt Rowhouses from
Development Permits in Developing Communities, IP2025-0325**

Dear Members of the Infrastructure and Planning Committee,

As a member of BILD Calgary Region and a home builder with extensive experience delivering rowhouses in developing areas, I am writing to convey my support for the proposed amendments to the Land Use Bylaw that would exempt rowhouse development in new communities from the requirement for a development permit.

This proposed amendment is a critical step that aligns with Council's direction to increase housing affordability, reduce regulatory complexity, and streamline approval processes for much-needed housing supply in Calgary. In greenfield areas, where rowhouse forms are already supported through Outline Plan and land use approvals, the requirement for a development permit introduces additional time, costs and uncertainty factors that can discourage the delivery of this attainable housing form.

If approved, these amendments would deliver several tangible benefits:

- **Accelerated housing delivery**, allowing builders to respond more quickly to market demand in new communities.
- **Reduced costs for homebuyers**, with industry estimates suggesting savings of approximately \$14,000 to \$17,000 per unit—exclusive of further savings from reduced delays, legal fees and discretionary conditions.
- **Improved administrative efficiency**, enabling City staff to redirect capacity toward more complex planning and policy initiatives.

Importantly, the removal of the development permit requirement does not compromise the quality or oversight of new housing. Built form regulations remain in place through existing land use districts and Outline Plan design, and the building permit process continues to ensure code compliance and construction standards.

This amendment represents a practical and focused improvement that eliminates duplication while upholding planning integrity. It is a clear example of policy reform that



supports affordability, efficiency, and better service delivery for both Calgarians and the industry.

Thank you for the opportunity to submit this letter of support. I commend City Administration for its collaborative and transparent approach throughout this process and respectfully encourage the Infrastructure and Planning Committee and Council to support the proposed amendments.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike deBoer". The signature is fluid and cursive, with a long horizontal stroke at the end.

Mike deBoer

VP Homebuilding

Genesis Builders Group

p. 403.921.3124

e. mike.deboer@genesisbuilds.com



May 14, 2025
City of Calgary
P.O. Box 2100, Station "M"
Calgary, AB T2P 2M5

Attention: Members of the Infrastructure and Planning Committee

Re: Support for Land Use Bylaw Amendments to Exempt Rowhouses from Development Permits in Developing Communities

Dear Committee Members,

On behalf of Minto Group, I express our strong support for the proposed Land Use Bylaw amendments that would exempt rowhouses in developing communities from requiring development permits.

We appreciate the City's continued efforts to streamline approvals and reduce unnecessary process barriers that contribute to the rising cost and delayed delivery of new homes. The current requirement for development permits on rowhouse product in greenfield communities imposes significant financial and operational burdens—ranging from consultant and design fees to extended holding costs and elongated project timelines. These factors not only impact affordability but also limit flexibility for prospective homeowners.

Importantly, the time added by the development permit process often necessitates preselecting models, elevations, and options before purchasers are engaged, thereby reducing choice and customization. The proposed change—allowing us to proceed directly to building permit—would better align this product type with the single-detached process, enabling more consumer-oriented design, faster delivery, and more responsive sales timelines.

This change will:

- Improve certainty for builders and purchasers alike;
- Focus City resources on applications where contextual review is essential;
- Reduce costs that are ultimately borne by the homeowner;
- Preserve design quality through the building permit review and Land Use Bylaw compliance.

We commend Administration for the thoughtful and collaborative work that has gone into developing these amendments and fully support their implementation. We believe these changes will help deliver greater housing diversity, improved affordability, and a more efficient housing delivery system—all without compromising quality.

Sincerely,

Alex Braun
Vice President - Development, Calgary
Minto Group



May 13, 2025

Infrastructure and Planning Committee
City of Calgary
800 Macleod Trail SE
Calgary, AB T2P 2M5

**RE: Support for Land Use Bylaw Amendments to Exempt Rowhouses from
Development Permits in Developing Communities, IP2025-0325**

Dear Members of the Infrastructure and Planning Committee,

As a member of BILD Calgary Region and a developer/builder, I am writing to convey my support for the proposed amendments to the Land Use Bylaw that would exempt rowhouse development in new communities from the requirement for a development permit.

This proposed amendment is a timely and well-considered step that aligns with Council's direction to increase housing affordability, reduce regulatory complexity, and streamline approval processes for much-needed housing supply in Calgary. In greenfield areas, where rowhouse forms are already supported through Outline Plan and land use approvals, the requirement for a development permit introduces additional time, costs and uncertainty factors that can discourage the delivery of this attainable housing form.

If approved, these amendments would deliver several tangible benefits:

- **Accelerated housing delivery**, allowing builders to respond more quickly to market demand in new communities.
- **Reduced costs for homebuyers**, with industry estimates suggesting savings of approximately \$14,000 to \$17,000 per unit—exclusive of further savings from reduced delays, legal fees and discretionary conditions.
- **Improved administrative efficiency**, enabling City staff to redirect capacity toward more complex planning and policy initiatives.

Importantly, the removal of the development permit requirement does not compromise the quality or oversight of new housing. Built form regulations remain in place through existing land use districts and Outline Plan design, and the building permit process continues to ensure code compliance and construction standards.

This amendment represents a practical and focused improvement that eliminates duplication while upholding planning integrity. It is a clear example of policy reform that supports affordability, efficiency, and better service delivery for both Calgarians and the industry.

Thank you for the opportunity to submit this letter of support. I commend City Administration for its collaborative and transparent approach throughout this process and respectfully encourage the Infrastructure and Planning Committee and Council to support the proposed amendments.

Sincerely,

Spencer Halluk
Vice President - Operations
Cardel Homes
spencer.halluk@cardelhomes.com
403-258-8482