



May 18, 2018

Delivered by Email

City of Calgary, SPC for Planning and Urban Development
The City of Calgary
PO Box 2100, Station M
Calgary, AB T2P 2M5

Dear Members of SPC for Planning and Urban Development:

Re: PUD 2018-0663 – Development Next to Freight Rail Corridors Policy

BILD Calgary Region, BOMA Calgary and NAIOP Calgary are pleased to support the above noted Development Next to Freight Rail Corridors Policy (the 'Policy'), as presented by Administration.

The Policy is the positive outcome of a collaborative process involving Administration and representatives of the development and building industry, participating on behalf of our professional associations. The creation and refinement of the Policy has been a lengthy endeavour given our efforts in this regard began in mid-2015.

While we still believe that rail companies should take a greater role in mitigating the potential negative impacts of their operations, we acknowledge that the outcome is an excellent example of a collective approach to a complex problem and a shared desire by The City and industry to achieve a genuine 'made-in-Calgary' solution.

The vision leading this sensible, sound and unique approach is fundamentally aligned with the City's Integrated Risk Management principles, taking a systematic approach to the challenge through a technical evaluation of empirical data gathered in a Baseline Risk Assessment (the

'BRA') undertaken by a team of third party subject matter experts retained by a selection committee including representatives from planning, the local development industry, Calgary Fire and CEMA.

The intent of the BRA was to create an understanding of the real risk of development along the rail corridor and distinguish it from the perceived risk.

The proposed Policy is informed by the Baseline Risk Assessment based upon its sound engineering principles and risk-based approach to managing safety and noise issues. It allows adjacent parcels to reach as close as possible to full development potential while providing safe and liveable environments for people working and residing within.

The Baseline Risk Assessment, and the conclusions therein, provide professional recommendations that Administration and Industry can support as the foundation of the proposed planning Policy that balances the real risk caused by rail operations with the aims of the Municipal Development Plan.

The planning path provided by the Policy and the Implementation Guide will assist both the development industry and administration with a clear direction for application approvals, without incurring unnecessary processing delays, costly information requirements or expensive mitigation measures of unrealistic or perceived rather than real risk.

The Policy provides much greater certainty to land owners and investors alike to allow greater development of adjacent lands in support of the goals and objectives of the Municipal Development Plan and to support, as well, the critical recovery of Calgary's economy.

Our associations would like to recognize the leadership of General Manager Stuart Dagleish, Directors Kevin Griffiths and Matthias Tita, the administrative team of Cliff DeJong, Abdul Jaffari, Joachim (Joe) Mueller, as well as the effort of countless others who have participated on this project.

We would also like to express our appreciation for the collaboration of Tom Sampson, Chief, Calgary Emergency Management Agency, and Steve Dongworth, Chief, Calgary Fire Department. As the Report's Administration Recommendation indicates, further work will be undertaken by Q2 2019 to formulate an emergency response plan to the freight rail corridors that focuses on utilizing portions of public lands and our associations have committed to further collaboration on this endeavour.

Finally, we would also like to recognize the late Kathy Dietrich, Director, Growth Strategies, for her vision and direction in the early stages of this project.

We would respectfully request that Members of SPC for Planning and Urban Development recommend Council approve the proposed Development Next to Freight Rail Corridors Policy,

the Implementation Guide and give three readings to the proposed supporting Amendments to the Land Use Bylaw 1P2007.

On behalf of BILD Calgary Region, BOMA Calgary and NAIOP Calgary:

BILD Calgary Region



Beverly Jarvis, Director of Government Relations, Policy & Projects

BOMA Calgary



Richard Morden, Chair-Elect

NAIOP Calgary



Paul Derksen, Chair, Government Affairs