



July 25, 2018

Calgary Planning Commission
The City of Calgary
PO Box 2100, Station M
Calgary, AB T2P 2M5



Dear Members of Calgary Planning Commission:

Re: CPC 2018-0888, Enabling Successful Infill Development

Regarding the above noted Report, BILD Calgary Region (BILD) would like to thank Tammy Henry for leading a task force of industry and community stakeholders in discussions related to enabling successful infill development.

In Phase 1, the task force engaged in conversation around the Council directive to identify opportunities to encourage the incorporation of front porches into the design of new infill homes. The discussion began with identifying what barriers might exist in the land use bylaw itself and how those could possibly be removed or modified to reduce or eliminate hurdles while maintaining the overarching objectives for the land use districts to which the rules apply. The recommendation in the above noted Report does largely represent the common collective agreement of the task force.

As well, in Phase 1, with regard to the discussion pertaining to the subterranean structures, there seemed to be some challenge in specifically identifying exactly what problems had occurred previously and consistently in subterranean development – particularly, the nature, scope, magnitude and frequency of those *problematic occurrences* that would warrant changes to the city-wide land use bylaw. Although we appreciate the intent of the recommendation in the Report, we are uncertain if it is truly necessary without first identifying the 'need' for it.

Finally, in relation to Phase 2, we appreciate the conclusions outlined by Administration in the Report, and support the comprehensive approach to addressing the technical and complex nature of the infill issues identified. The Municipal Development Plan (MDP) as the highest statutory authority for growth in the City of Calgary, and the related MDP Monitoring Report recently presented to Council, emphasize and reinforce respectively, the importance of infill development to achieving the MDP's objectives for the City's future.

We encourage the supportive infill development conversations that will follow and look forward to participating as a key stakeholder with communities and Administration.

Again, we thank Tammy and the administrative staff for their work on this Calgary Planning Commission and Council direction and look forward to continued collaboration.

Respectfully,
BILD Calgary Region



Beverly Jarvis
Director of Policy, Projects & Government Relations

c.c. Tammy Henry, City of Calgary
Stephen Pearce, City of Calgary
BILD Calgary Region Inner City Committee
City/Industry/Community Stakeholder Task Force