

1. Paul Battistella – 40 yrs developing in inner-city. Member of Developers Advisory Comm
2. Concerned about alignment between MDP objectives for where growth will happen and capital and operating budgets are set.
3. I'm aware of the recent approval of 14 new greenfield communities and the significant contribution by the City of Calgary in the tens of millions of dollars plus an overall property tax increase across the City of .75% to support that growth. It makes me wonder when are we going to see an equivalent level of investment in the established areas.
4. I know that there is a plan that will hopefully be approved, but this will be a year, maybe more to get approval and then maybe see some capital allocated to it by 2020. For me this is too long. This is an issue that has been a challenge for as long as I can remember.
5. Related to this is the ongoing issue charges to developers in established areas that have little or no relation to the costs borne by the City where these revenues are used for other purposes.
6. One of the commitments that came for the City during the stakeholders meetings for the off-site levy bylaw was to review those costs and change them to reflect the same criteria as what was used to determine the sanitary plant charges (that being you pay for what you use). This has hit the brick wall at the highest levels in senior administration. So now not only do we have an extra \$3000 per unit we pass along to customers we have no relief elsewhere that was promised. This is not a subsidy, this is just asking we only have to pay for what we use.

Amongst a long list that took a year to create, the top two. On our latest project these will come in at over \$1 million dollars

- a. Density bonuses (or more accurately penalties).
- b. Building permit costs
7. This leads me to the conclusion that it is very easy to write wonderful vision statements and speak glowingly about the strong commitment that has been made to making our city more economically and environmentally sustainable, but if it is not followed through with significant investment, if commitments made are not carried out with regards to inequitable development costs then it is a false narrative.
8. In my mind we either stat to walk the talk or give up the talk. The expectations that are being set do not match the reality of what is happening.

#### Recommendations.

1. Fast track established areas investment plan. 1 year approved and funded.
2. Follow through on commitment on reduction or removal of development charges that are above the actual cost to the City.
  - a. BP charges to match actual City cost to provide review

- b. Freeze all density bonus schemes until investment plan is in place,
  - c. reduce or eliminate all other fees where the charges are greater than the costs.
- 3. Stop approval of policies (including ARP's) without a capital plan and commitment to spend on necessary public infrastructure to realize the plan. This includes below ground and above ground amenities.

