



## **ESTABLISHED AREAS GROWTH & CHANGE SCOPING REPORT: PFC2018-0891**

### **BILD Calgary Region Verbal Comments:**

**Date: PFC September 04, 2018 / Council September 24, 2018**

Presented by: Guy Huntingford, CEO BILD Calgary Region

Good morning your Worship and members of Council

The process to date....

- BILD was pleased to have been a partner with Administration in bringing forward the New Communities Growth Strategy;
- BILD appreciated the strong support and leadership of council in endorsing that work and advancing 14 new communities;

With respect to the Established Areas Growth Strategy (EAGS), you have our letter which is attachment 6 in the report. The letter was written before we saw the actual report and we now have some additional observations we would like to share with you.

- Firstly we look forward to further definition of the 8 deliverables (outcomes) on page 6 of 9 of the report to better understand the work required to achieve them. This will allow for a more accurate assessment of the schedule.
- Secondly, we have a question about the link between the March 2016 motion regarding the Banff Trail and North Hill ARPs (area redevelopment plans) and the March 2018 motion regarding the Established Area Growth Strategy?

From our perspective ... the EAGS Report should be forward looking ... We are confused why there is mention of a motion which we're not sure is aligned with the forward looking philosophy.

- Thirdly, we question the shift from the Established Area Growth Strategy to the "Established Area Growth and Change Strategy"

- In March 2018 the Council direction was for an Established Areas Growth Strategy
  - BILD believes that Growth, by definition, implies change.. So what is the distinction?
  - The report also refers to “**lifecycle growth and change**”
  - Lifecycle typically suggests ‘maintenance, repair and replacement’; not investment incurred to stimulate and support growth?
- Finally, we would like to bring your attention to the **3 fundamental factors** which will drive the EAGS. These are the same ones used for the New Communities Growth Strategy (NCGS).

They are:

- **Alignment with the MDP / CTP**
- **Market Demand**
- **Financial Capacity**

.. Of course BILD supports these factors ..

However ... The Established Area Working Group (EAWG) and other Industry members would strongly recommend a 4<sup>th</sup> and distinct factor being added.. what administration has dubbed **Redevelopment Readiness (RR)**

**RR** is Defined in the Main Streets project as:

*Evaluation that reflects the readiness of an area to receive change .. and includes:*

- *Land use capacity (of existing land use districts)*
- *The level of density of developments*
- *Existing Council approved policy*
- *Market attractiveness*
- *Knowledge of infrastructure context ... in other words ...what's below grade?*
- Most importantly ..... **Community readiness**

We believe that the RR is not expressly stated or **appropriately emphasized** within the current 3 factors. Hence we would like to see it added as a 4<sup>th</sup> factor.

That said ... we are fully supportive of the EAGS and we have a few asks that we believe are simple and reasonable and will help get to the ultimate goal of one comprehensive growth strategy for the City ...

**BILD'S 'ASKS':**

1) We wish to have a better understanding of the EAGS vs Established Areas Growth & Change strategy (EAG&CS) ... We think that investment should be directly related to supporting growth – not lifecycle maintenance, repair & replacement?

2) Direct Administration to include 'Redevelopment Readiness' as a 4th Factor in the Strategy development – and to work with Industry to bring an amended Attachment 3 (details the 3 (now 4) factors used to determine what established areas are ready for City investment), with this Report, to Council

3) In our letter (attachment 6) we stated a need a for an Industrial growth strategy which should run concurrently with the EAGS – we do understand timing / resources are the concern for Administration, so we encourage committee and Council to provide the growth strategies team with the resources they require to bring an industrial growth strategy to the mid-cycle review in 2021 and not wait until the established areas strategy is completed.... this would help provide for a comprehensive strategy for all growth in all areas for the new budget in 2023.

Thank you.