



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 2018-0883, Enabling Successful Rowhouse Development in the R-CG District

Regarding the above noted Report, BILD Calgary Region (BILD) would like to acknowledge Administration for bringing together industry and community stakeholders in discussions related to the R-CG District. We appreciate the opportunity to participate in these conversations and share with Administration the input and feedback of our members. In particular, we would like to recognize Stephen Pearce for his efforts in this regard.

The R-CG District is of great importance to our members and to the City's intent to move toward achieving the goals and objectives of the Municipal Development Plan, particularly in relation to the redevelopment objectives of the Plan. Commonly referred to as the 'missing middle', this district supports a built form growing in popularity for facilitating sensitively increased density in established areas at a potentially more affordable price point. It is for this reason that we emphasize that 'getting it right' is critical.

As desirable as the district may be, there are complexities related to it and there are unique challenges between corner R-CG product and mid-block R-CG row housing, that may require different approaches. Some industry stakeholders have expressed concern regarding mid-block development and policy implementation for same. Accordingly, just as corner row housing has been reviewed in preparation for this Report, it may be advisable to conduct a similar review of mid-block specific conditions and we would respectfully encourage this work.

Notwithstanding the collaborative and open nature of the review and Report preparation, Administration and stakeholder consensus could not be fully achieved on all of the Report's recommendations.

For example, perspectives may vary on the secondary suite options proposed. However, a preferred outcome would be one that offers more certainty and provides the opportunity for the benefit of R-CG row housing to prevail, beyond the concerns specific to secondary suites.

As well, while we do appreciate the work of Administration and the task force related to all aspects of the district, including height and setbacks, we would offer a cautionary note to ensure the district does not become overly prescriptive so as to create a 'box' that designs must fit into thereby reducing the opportunity for creative design and innovation.

Accordingly, we would strongly advocate for careful monitoring of the district, its implementation and outcomes, to ensure the intended results are being achieved and unintended consequences do not arise.

Again, we thank Stephen and the administrative staff for their work on this Calgary Planning Commission and Council direction and hope to continue collaborating as a key stakeholder.

Respectfully,
BILD Calgary Region



Beverly Jarvis
Director of Policy, Projects & Government Relations

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