



November 30, 2018

Mayor and Councillors  
Standing Policy Committee on Planning & Urban Development  
P.O. Box 2100, Station M  
700 Macleod Trail South  
Calgary AB, T2P 2M5

Dear Mayor & Councillors,

**Re: Building Maintenance Bylaw Update, PUD2018-1369**



On behalf of the Building Owners and Managers Association of Calgary (BOMA Calgary), and the Calgary Residential Rental Association (CRRA), we are pleased to be responding to Administration's update report on the Building Maintenance Bylaw. The existing building sector, as represented by BOMA Calgary and CRRA, has a strong record of promoting building safety for both tenants and the public. That is why both of our organizations were committed to working with Administration in 2015-2016 on the Building Maintenance Bylaw. We supported the Bylaw because it promoted safety and preventative maintenance without being overly burdensome.

Earlier this year Council adopted Notice of Motion C2018-0300 which asked Administration to evaluate expanding the scope of the Building Maintenance Bylaw to include building structures. BOMA Calgary and the CRRA were concerned with the Motion on the grounds that a) the Bylaw was only in force for one year and there was inadequate information to measure success, and that b) structural testing was extremely costly and with unclear safety benefits in the context of preventative maintenance. However, we were open to Council's suggestion that there be some additional dialogue on the Bylaw and were pleased to take part in Administrations stakeholder process.

From the first stakeholder meeting it was clear that there was simply not enough information to justify substantive amendments to the bylaw, especially as it related to building structures. While stakeholders had a robust discussion around issues of the existing visual assessments, and how we can promote additional awareness around structural issues, there was an acknowledgement that we needed additional time to evaluate the current process through a full cycle of visual assessments. This will also allow Administration to develop a meaningful risk matrix for buildings in Calgary that could allow for a more strategic approach to the Bylaw and preventative maintenance. We are pleased to see that Administration's report identifies the same challenges to amending the Bylaw, and recommends a

collaborative approach to ongoing monitoring and evaluation. Through deliberate and regular attention to the Bylaw and building safety through an external stakeholder committee, we are confident that Administration will be able to measure and evaluate the current Bylaw with the ability to make changes should they be deemed necessary

In conclusion, BOMA Calgary and CRRA support Administration's recommendations, and stand ready to support the work of the proposed external stakeholder committee.

We also want to take the opportunity to acknowledge the project team for their collaborative approach to stakeholder engagement, including Marco Civitarese, Cliff De Jong, Wayne Brown, and Randy Reid.

Regards,



Lloyd Suchet  
Executive Director  
BOMA Calgary



Gerry Baxter  
Executive Director  
Calgary Residential Rental Association