



April 29, 2019

SPC on Planning and Urban Development

Dear Council Members,

Re: 12 Items Relating to Infill Development

The Federation of Calgary Communities (the Federation) is the support organization for over 230 community based non-profit organizations, including 151 community associations. We advocate for and assist community associations in navigating Calgary's planning process. The Federation has acted as a key stakeholder for the community voice since the motion to address the twelve items relating to infill was brought forward by Council, we also identified several community representatives to sit on a working group

At the redirection of Council, the Federation worked with representatives from Administration and industry to address height, tree retention and green landscaping. We appreciate the effort and work it took to address some of the issues on the list and would like to thank The City of Calgary staff for all the dedication and time commitment. We also recognize, to find a long-term solution, more work needs to be done through a comprehensive approach incorporating work being done on the Developed Areas Guidebook, the Established Areas Growth and Change Strategy, and District Local Area Planning pilots.

While we are generally supportive of the changes, we are concerned about the proposed height policies in the R-CG zone in the developed areas. The new height rules are complicated and offer less clarity for stakeholders such as residents, communities and developers. We recommend working with industry and community stakeholders to test this proposed way of calculating height, before amending the Land Use Bylaw.

The proposed amendments are interim solutions, and we have been informed by administration that the new Developed Areas Guidebook and associated building blocks will contain more permanent solutions. We would like more clarity on how the Developed Areas Guidebook, when completed, will address all twelve items raised by Council. In addition, and more specifically, how will this work help to bring clarity on site specific issues, so policies are applied more consistently? Transparency and consistency help to give all stakeholders a better understanding of what to expect with infill development.





It is important that the final outcomes of this initiative, still yet to be identified, address the concerns and needs of the stakeholders. We need to ensure that infill development respect and enhance neighborhood character and vitality by accommodating the need for more sensitive design. The Federation appreciates being involve in this process as a stakeholder, and we look forward to more opportunities more meaningful input in the future.

Sincerely,

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Urban Planner

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Urban Planner

