

Stakeholder Letters

12 April 2019

Your Worship and Members of Council

Re: SPC on Planning and Urban Development Item EAGCS

The Federation of Calgary Communities (The Federation) has participated in both the Advisory Committee and in its working groups for this project. Today, you are reviewing a progress report on how this very complex and very transformative task is unfolding. The Federation would like to share some of its observations with you:

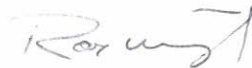
1. The technical work and research to date has been significant, has been shared openly by City staff who have been open to suggestions and questions from all members of the Advisory Group.
2. The Advisory Group is made up of industry representatives, community representatives (the Federation being one) and Civic Administration. While each group approaches the issues from a different perspective, the common goal of creating thriving strong neighbourhoods ties us together. The willingness of each group to listen to and try to understand different perspectives has been heartening and bodes well for the future.
3. It is critical that all participants collaborate at this technical level to ensure all considerations have been evaluated and balanced, in order to bring forward a strategy to work with communities who will be subject to redevelopment and enhancement.
4. The biggest challenge remains, not only in producing the strategy, but introducing it to communities who may be identified as ones being most suitable for rehabilitation, redevelopment or enhancement. It is therefore critical that all parties are aligned in moving forward in the next phase.
5. As implementation happens, all parties will need to continue in this cooperative manner to have the best possible outcome for growth and change.

In conclusion, the Federation is pleased with how all parties are working earnestly to reach that common goal of revitalized communities. Staff have done a superb job of collecting, analyzing and providing a forum to discuss how to move forward. We trust this collaborative and trusting environment will continue, and we appreciate Council supporting such an endeavour.

Yours truly,



Leslie Evans
Executive Director



Roy Wright
Federation Board Member &
Urban Planning Committee Member

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The City of Calgary
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April 26, 2019

Attention: Members of Standing Policy Committee on Planning and Development

Dear Member,

Re: PUD2019-0305: Update Report on the Established Area Growth and Change Strategy

BILD Calgary Region is pleased to be actively involved in the Established Areas Growth and Change Strategy (EAGCS) work – at both the Advisory and working group levels. We agree with current efforts to support growth in established areas in a strategic, comprehensive way, and look forward to advancing an overall growth strategy.

As work progresses on this initiative, BILD would like to emphasize 3 key points related to this report:

1. The significance of the EAGCS work, and the need for an overall growth strategy

The work on EAGCS is critical to support sustained progress towards the growth goals set for established areas within the MDP. Currently these goals are not, and may not, be achieved without the focus, alignment and funding that can be delivered through a comprehensive Established Areas Growth and Change Strategy. Beyond this immediate work, BILD supports continued efforts towards the upcoming Industrial Growth Strategy, which will enable a city-wide approach that can align efforts to support and sustain growth across Calgary in all sectors.

2. The complexity of the EAGCS work

The existing physical and social environment, combined with a diverse group of stakeholders adds complexity to this strategy that requires extensive resources of time, effort, funding and focus to manage successfully. The current system includes a number of ongoing City initiatives, such as the multi-district community plans, updates to the MDP/CTP, an active Main Streets program, ongoing ARP's, and other related efforts that require joint coordination with the EAGCS work. The number of moving parts associated with this work accentuates the need for a comprehensive growth strategy to guide and align the other related initiatives.

3. Understanding the resourcing needs and funding limitations

BILD remains mindful of the difficulties posed by the current economic constraints. We realize that Council and Administration will be challenged to source additional investment funds to support growth in Established Areas in 2020. This challenge may be exacerbated by the prospect that no additional, 'new' funding tools are likely to be put in place and implemented prior to a March 2020 report.

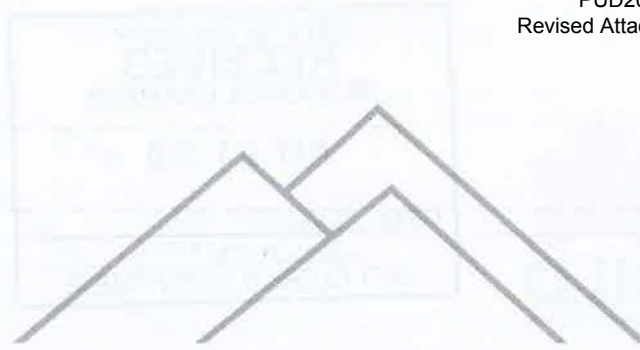


BILD believes the final scope of this work will require significant support and commitment from Council, Administration, community members and our industry in order for it to be successful. Some ongoing work may consider different ways to engage with communities during planning stages, with integrated and potentially dedicated funding tools in place. Administration is exploring a variety of funding tools with stakeholders, however it appears the funding sources will likely remain the same. Decisions brought before Council on these tools will continue to require trade-offs and prioritization.

BILD believes the best path forward is to continue with the work of the EAGCS, to be realized and developed through 2 stages. To this end, BILD offers 3 suggestions for Committee's consideration:

That the SPC on PUD:

1. Provide clear indication of Committee's support and priority assigned to the EAGCS work and support Administration's recommendation to accept the 2-stage approach of this strategy, recognizing the complexity of the work and the limits to what can be provided in 2020 for Stage 1.
2. Direct Administration to bring forward recommendations on related, key City initiatives in a way that includes or references the EAGCS as the implementation strategy. Examples of related, key initiatives might include active and emerging multi-community planning and local plan updates (Bridgeland-Riverside ARP, Inglewood-Ramsay: Historic East Calgary ARP, North Hill Communities Local Growth Planning), which, if formally adopted prior to the EAGCS, would intentionally include the EAGCS in their development, and specifically reference the EAGCS as their implementation strategy.
3. Direct that the final reports for both Stage 1 and Stage 2 of the EAGCS go through a formal public process prior to Council review and decision. We understand that this could occur either through a committee review by PUD and PFC, or approval at PFC to open the agenda item for public input.

BILD applauds the City for undertaking a comprehensive growth strategy approach that integrates planning decisions, policy work and investment decisions on a comprehensive scale. In closing, BILD Calgary Region wish to thank and acknowledge the ongoing efforts of Administration and public stakeholders currently engaged on this very critical piece of work.

Yours respectfully,

Grace G. Lui

Director, Strategic Initiatives and Government Relations

BILD Calgary Region

c.c. Brian Hahn, CEO, BILD Calgary Region
Stuart Dalglish, General Manager Planning & Development, City of Calgary
Matthias Tita, Director, Growth & Strategic Services, Planning & Development, City of Calgary
Kathy Davies Murphy, Manager, Growth & Strategic Services, Planning & Development, City of Calgary



1-May-2019

The City of Calgary
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Calgary, AB
T2P 2M5

Attention: Members of Standing Committee on Planning and Development

Re: PUD 2019-0305: Update Report on the Established Area Growth and Change Strategy

NAIOP Calgary thanks Administration for the opportunity to participate in the Established Area Growth and Change Strategy (EAGCS) initiative. We believe this is a critically important body of work as it is the second and, arguably, the most complex component of an overarching Growth Strategy for the City of Calgary - the other components being the recently completed Developing Areas Strategy and the Industrial Growth Strategy.

NAIOP Calgary has reviewed the update report and supports Administration's recommendations. We have also reviewed and concur with the recommendations made by BILD Calgary Region in their letter to Committee. With this in mind, we would like to offer some further observations and recommendations for Committee's consideration.

- While the update report speaks to alignment of the many individual initiatives that are underway affecting established areas of the City (e.g: (Stormwater Strategy, the Next20 review of the MDP and CTP, Land Use Bylaw), - established area portion, the Developed Areas Guidebook, Downtown Strategy, Green Line City Shaping, TOD implementation strategy, Main Streets and the Integrated Civic Facility Planning Program), there needs to be a more formal process to bring all these initiatives under the management and guidance of the Established Areas Growth and Change Strategy (EAGCS) team.

We recommend that Committee direct Administration to have leads on any Established Areas related initiatives connect with and receive direction from the EAGCS team.

- NAIOP Calgary supports an integrated City-wide Growth Strategy and as such supports

a comprehensive strategy for established areas. That said, we recognize that redevelopment cannot halt while the work to create the Strategy is underway. The update report speaks to the phase 1 and 2 approach which would see an interim funding proposal for phase 1 that would be ready for the 2020 mid cycle review. However, it is the understanding of NAIOP Calgary that there is no additional funding available through 2022 above the current One Calgary approved budget and that a funding proposal for the 2020 mid cycle review will require a re-allocation of currently dedicated funds.

Reluctantly, and only due to recognition of the ability to make material funding available sooner, we recommend that Committee directs Administration to continue with the current methods in place for development in Established Areas until such time as an Established Areas Growth Strategy is completed and approved by Q2 2022 or sooner.

- Given the unpredictability of development in Established Areas, NAIOP Calgary believes that the City will need to provide 'seed money' to accelerate the Strategy and 'prime' some of the funding methods under consideration (e.g: levies). An Established Areas Development Fund would be similar to the Opportunity Calgary Investment Fund that was provided to Calgary Economic Development (CED), in that it is an investment in the growth and financial health of the City and would be expected to provide a positive return on investment (ROI).

We recommend that Committee instructs Administration to provide a proposal for an Established Areas Development Fund (to be used for non O&M (operating and maintenance) initiatives) created by striking a City/Industry committee to draft its terms in advance of the 2023-2026 One Calgary budget.

NAIOP Calgary appreciates the opportunity to provide feedback to Council and Administration in supporting redevelopment and growth in Established Areas.

Sincerely, on behalf of, NAIOP



Guy Huntingford
Director Strategic Initiatives
NAIOP Calgary



AIMS
Advocates Into Main Streets

Main Streets for Calgary's Future

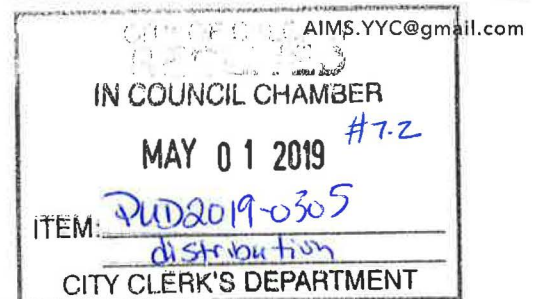
April 30, 2019

ATTN:

Standing Policy Committee on Planning and Urban Development

RE:

Public Input on Agenda Items 7.2 and 7.3 to be Heard on May 1st, 2019



Advocates Into Main Streets (AIMS) is writing in response to two items slated to be reviewed by the Planning and Urban Development (PUD) Committee May 1st: (1) the Update Report on the Main Streets Investment Program and the Established Area Growth and Change Strategy and (2) the 33rd and 34th Avenues S.W. (Marda Loop) Streetscape Master Plan. AIMS is encouraged by the progress of the Main Streets Initiative, represented by the 33rd and 34th Avenues SW Marda Loop Streetscape Master Plan Final Report, and offers the following statement addressing the Update Report on the Main Streets Investment Program and the Established Area Growth and Change Strategy.

Established Areas Investment and Main Streets

AIMS is a partner in The City of Calgary's long-term Municipal Development Plan vision to balance growth and investment between Established and Developing areas, championing the Main Streets Initiative as a valuable tool in stimulating growth across the city. The assurance that City investment will accompany growth and intensification make it an equitable trade-off that most Established Area stakeholders can support.

The Update Report for review by Committee on May 1st is an important progress indicator and charts a proposed course for future efforts by Administration in collaboration with community and industry partners. We encourage members of the Committee to reflect on the AIMS mandate and Council approved (November 30, 2018) motion, as it relates to the nature and context of this report:

1. Develop a Main Streets Investment Program to implement strategic investments in growth areas within the developed areas, including proposed investment scenarios.
2. Establish appropriately scaled, sustainable, & long-term funding mechanisms, providing for capital and operating funding as required.

With regard to the Main Streets in various tiers of planning and phases of implementation, we emphasize commitment and remind The City of their promise that the places receiving density will also receive City support and funding. It is not the time to lose momentum. Let us continue the good work like the Marda Loop Streetscape Master Plan, utilizing the Main Streets Initiative to capitalize on existing infrastructure, grow a more mixed non-residential tax base in the Established Area, and create more complete communities with new small businesses and employment opportunities for Calgarians.

Sincerely,

Advocates Into Main Streets



AIMS

Advocates Into Main Streets

Main Streets for Calgary's Future

AIMS.YYC@gmail.com

AIMS: Who We Are

Advocates Into Main Streets (AIMS) is the alliance of over 50 organizations comprising of Community Associations, Business Improvement Areas, active Established Area developers and planning and design professionals all working towards better neighbourhoods and better streets. We share a unified voice with the expressed priority of advocating for Main Streets funding and support towards Calgary's sustainable growth strategy.

Ansonia Properties
Anthem Properties
Arlington Street Investments
Beltline Neighbourhoods Association
Bowness Business Improvement Area
Bowness Community Association
Bridgeland-Riverside Community Association
Bucci
Bunt & Associates
CivicWorks
Crescent Heights Community Association
Eagle Crest Construction
FAAS Architecture
Federation of Calgary Communities
Gravity Architecture
Highland Park Community Association
Hillhurst Sunnyside Community Association
Inglewood Business Improvement Area
Inglewood Community Association
Intelligent Futures
Kensington Business Revitalization Zone
Killarney-Glengarry Community Association
Landstar Development Corporation
Marda Loop Business Improvement Area
Marda Loop Community Association

Matco Development Corp.
Minto Group
Montgomery Business Improvement Area
Montgomery Community Association
Mount Pleasant Community Association
MTA Urban Design Architecture Interior Design
Navagrah Landscape Architecture
O2 Planning + Design
Opus Corporation
People Places Design Inc.
QuantumPlace Developments Ltd.
Renfrew Community Association
Richmond-Knob Hill Community Association
RNDsQR
S2 Architecture
Sarina Homes
Shaganappi Community Association
Strategic Group
Studio North
Sunalta Community Association
Truman Development Corporation
UrbanStar
Vericon Communities Inc.
Watt Consulting Group

AIMS is an intentionally leaderless alliance and are represented by a cross-section of volunteers from the pool of participating organizations. If you would like the opportunity to hear more about AIMS and/or arrange for a small delegation meeting, David White of CivicWorks is the best contact reached directly at 403.852.8921 or david@civicworks.ca.



Main Streets for Calgary's Future

AIMS.YYC@gmail.com



Ansonia Properties



Calgary Downtown Association



Inglewood Community Association



The Minto Group



People Places Design Inc.



Sunalta Community Association



Anthem Properties



CivicWorks



Inglewood
Business Improvement Area



Montgomery
Business Improvement Area



QuantumPlace Developments



Truman Development Corporation



Arlington Street Investments



Crescent Heights
Community Association



Intelligent Futures



Montgomery Community Association



Renfrew Community Association



Richmond Knob Hill
Community Association



Beltline Neighbourhoods Association



Eagle Crest Construction



Kensington Business Revitalization Zone



Mount Pleasant
Community Association



RND SQR



UrbanStar Homes



Mainstreet Bowness
Business Improvement Area



FAAS Architecture



Killarney-Glangary
Community Association



MTA Urban Design Architecture Interior
Design



S2 Architecture



Vericon Communities Inc.



Bowness Community Association



Federation of Calgary Communities



Landstar Development Corp.



Navagrah Landscape Architecture &
Urban Design



sarinahomes



WATT Consulting Group



Bridgeland Riverside
Community Association



Gravity Architecture



Marda Loop
Business Improvement Area



O2 Planning + Design



Strategic Group



Bucci Developments



Highland Park Community Association



Marda Loop Communities Association



Opus Corporation



Shaganappi Community Association



Bunt & Associates



Hillhurst Sunnyside
Community Association



Matco Development Corp.



Parkdale Community Association



Studio North