



May 1, 2019

City of Calgary Councillors & Members of Standing Policy Committee on Planning & Urban Development
PO Box 2100, Station M
Calgary, AB T2P 2M5

Re: Report PUD 2019-0402– Enabling Successful Infill Development Options for Change

BILD Calgary Region (BILD) appreciates the opportunity to comment on the above noted Report to SPC for Planning & Urban Development and Council. As well, BILD would like to thank Lisa Kahn, Tammy Henry, Stephen Pearce and other members of Administration for leading stakeholders, including Community & Industry members, in meaningful discussions related to enabling successful infill development.

Regarding the Report before you, on behalf of our Infill Development Members, BILD would respectfully request that Council direct administration to:

Preferred Approach:

- **ADOPT the Long Term Approach** Option outlined for changes to the land use bylaw and discontinue the work (piece by piece) on amendments to address the remaining items from the 11 – 12 issues list raised originally in April 2017 - including the Tree Retention/Green landscaping and Building Height amendments attached to this report;

Reasons for the Request:

In support of the **Long Term Approach** Option:

- BILD agrees with Administration that the Long Term Approach will “achieve better alignment of the Bylaw with the vision of the MDP/CTP,” and “create a strong link between policy and regulation, resulting in policies which are clear and implementable”;
- BILD supports Administration’s comment that the current planning approach, “does not provide a clear connection between policy and regulation ... there will continue to be a disconnect between the desired and achievable forms ... [and it] will not help address the issues with infill development”;
- Building on Administration’s comments, the current Land Use Bylaw is based upon existing conditions – portions have evolved through piecemeal amendments adopted to ‘avoid’ various negative results rather than creating a framework to achieve positive outcomes predicated upon shared principles and goals;
- Consistently, in the various Administrative Reports to Committee and Council since April 2017, (December 2017, September 2018 and current, plus the January 2019 Planning Priorities

Report), Administration has requested a broader conversation to focus efforts on *enabling successful infill development* [rather than pursuing specific land use bylaw amendments addressing individual 'issues' as previously raised].

Alternate Approach: [IF Council deems amendments necessary and unavoidable]:

- Kindly direct Administration to **PAUSE on the current Amendments** regarding building height calculations and tree retention/green landscaping until there has been sufficient opportunity to work with all parties, including Industry, to model the proposed building height calculation changes, and establish a cross-departmental application process and implementation procedure by which Tree Planting can be facilitated on public land.

Reasons for the Alternate Request:

In support of the **PAUSE on the current Amendments:**

- Our members have detailed in various correspondence, emails and analysis, including those in Attachment 7 to the Report, concerns and issues with the practical application of the proposed rules and amendments, indicating concerns around lack of clarity, inability to deliver outcomes, potential for confusion (also raised by Calgary Planning Commission), and conflict in the implementation (including those of tree planting in constricted building environments not limited to private sites but also on public lands too);
- The more restrictive the land use bylaw becomes (the box within which one can build), the more likely the outcome will resemble the dimensions of that box rather than a more desirable or innovative design and preferred built form.

Investment/Partnership:

An overly regulated planning environment does not promote creativity and innovation, nor inspire investor confidence. The uncertainty that results from multiple interpretations of complicated bylaws, [ie. what can be built where, in a reasonable timeline, without delays and appeal?] is a barrier to redevelopment and can discourage private investment in the established areas.

Private developers welcome the opportunity to grow investment in established areas and partner with the City through an investment framework, such as the Established Area Growth & Change Strategy, to advance the Municipal Development Plan objectives and the principles of smarter growth. The City should partner with private industry to achieve its redevelopment objectives, removing barriers and creating a regulatory environment that is nimble and responsive to market conditions and satisfies the needs of new neighbours and residents in Inner City Communities.

We look forward to continuing to collaborate with Senior Administration and Staff, as well as Council, to **"Enable Successful Infill Development"** in the City of Calgary.

Respectfully,

BILD Calgary Region



Beverly Jarvis

Director of Policy, Projects & Government Relations

Cc: Stuart Dalglish, General Manager; City of Calgary
Lisa Kahn and Tammy Henry; City of Calgary
BILD Inner City Committee