



## June 2018 Update – Calgary Committees & Government Relations

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### DEVELOPMENT AREAS GUIDEBOOK (DAG)

The Developed Areas Guidebook (DAG) is part of the Municipal Development Plan (MDP). It helps create a local area plan, and provides consistent guidance for development and redevelopment in developed communities. The intent is for the DAG to be a living document that will continually evolve and improve. With direction from Council, a project team from Calgary Growth Strategies, and Planning & Development at the City of Calgary are in the process of identifying opportunities to improve and refine the policies, identify and fill policy gaps and to ensure continued alignment with local area plans. Feedback has been gathered through an implementation evaluation on current local area plan projects, a public engagement process and consultation with internal and external stakeholders, which includes collaboration with the City/Industry Work Plan Established areas group. This group, along with other BILD Calgary Region (BILD) members have reviewed the proposed amendments and provided valuable feedback to the City's project team. The City also hosted a DAG draft amendment workshop, which gave BILD members the opportunity to discuss the proposed amendments in detail directly with the project leads. A draft of the final document will be available at the end of June. Throughout July, The City will be refining and finalizing the proposed amendments with the aim to have the document complete by the end of July and ready for presentation to the Calgary Planning Commission in September.

### SUBURBAN RESIDENTIAL GROWTH REPORT 2018-2022

The Suburban Residential Growth Report is updated annually by an interdepartmental team at The City of Calgary. The team serves to provide an accurate account of recent suburban residential development inventory and activity in Calgary, and to forecast estimated demand over the coming five year period. During each annual review process, our industry has the opportunity to work collaboratively with The City of Calgary and provide valuable feedback on the draft report. This year was no exception and BILD appreciates the continued, cooperative review process. Although, BILD is generally supportive of the report that was produced this year, the following considerations, which were discussed with The City and agreed to be significant, were included in the support letter provided to The City:

*While BILD appreciates the review process and is generally supportive of the Report, there have been some recently highlighted discrepancies between The City of Calgary's Corporate Economics housing starts forecast as compared to the CMHC and Conference Board of Canada expectations.*

*In recognition of this, the City of Calgary Administration and BILD are committed to working cooperatively to address this issue going forward in order to improve forecasting. Accordingly, we would offer a note of caution that the Report's demand expectations and years of supply calculations may be more accurate in the future as a result of the proposed City/BILD collaboration.*

*Furthermore, in June 2018, Council will render a decision with respect to funding future infrastructure investment to support a number of new communities, the particulars of which will be determined at the time of the decision. This will have a significant impact on the geographic growth forecasting component of this Report going forward. Therefore, at this time we would caution reliance upon the Report as a planning tool - in isolation - and it should be considered in conjunction with the aforementioned Council decision.*

The final report is expected to be available online in early July. It will be located on Calgary.ca website in the Planning and Development Resource Library which can be found [here](#).

#### **INFILL SCOPING PROJECT – TASK FORCE**

The Infill Scoping Project Task Force continues its work on RC-G product – corner assembly - (typically ground oriented townhouse built-form). The discussion has been attempting to address the issue of the “buffer” area of the R-CG development to a home on an adjacent property in order to minimize the impact of the new development.

This led to the discussion about amenity space and projections in the rear of the parcel which is the side yard for the adjacent lot. It was noted that in many R-CG developments, most of the applications for approval are discretionary because a required relaxation to the amenity space. In some cases, a square configuration of the units may provide more flexibility in home design and increase the likelihood of having a 3 bedroom product where possible. Further discussion included, if the setback in the rear is increased, this should create wider units to compensate for the reduced building depth - one of the solutions discussed involved reduced setbacks on the side and the front to pull the building further from the shared side property line. The use of chamfers was contemplated to assist with sightlines for adjacent properties.

It is anticipated there will be an industry workshop to test the proposed changes to determine if the application of same will allow for the continued support of the district and encourage future development of this nature in established areas.

As well the group was tasked with reviewing subgrade development that extends beyond the footprint of the main floor of a home but not eliminate subgrade development. Concerns are related to:

- Impacts to the long-term sustainability of some forms of landscaping
- Impacts to adjacent neighbours regarding:
  - Construction disturbances
  - Foundation impacts to neighbouring homes
- Proper drainage due to:
  - Increased reliance on sump pumps and the related discharge;

- Removal of additional permeable material from the lot;
- Utility connections

The team continues discussion of the concerns raised and Industry representatives have requested administration provide specific examples of where the subterranean structures, to date, have been highly problematic in order to quantify and qualify the scope and magnitude of the problem we are trying to fix and whether the construction of same needs to be regulated and, if so, how.

#### **DEVELOPMENT IN PROXIMITY TO RAIL**

The City Administration proposed a new Policy for Development in Proximity to Heavy Rail. This Policy is the culmination of a few years of continuous and committed effort and attention on the part of Administration and a dedicated industry stakeholder team. The final ‘fine-tuning’ was completed in the last month with a few meetings dedicated to bringing the team together with Fire Chief Steve Dongworth, Calgary Fire Department, and Tom Sampson, Chief, Calgary Emergency Medical Agency.

The Policy and letter of support from BILD, NAIOP and BOMA went to SPC for Planning and Urban Development on June 14. [Click here to view a full copy of the letter.](#)

Although stated in the letter, BILD wishes again to recognize the leadership of General Manager Stuart Dalgleish, and particularly thank the team ‘on the ground’ for these past years: Directors Kevin Griffiths and Matthias Tita, the administrative team of Cliff DeJong, Abdul Jaffari, Joachim (Joe) Mueller, as well as the effort of countless others who have participated on this project.

As noted, this was a very positive achievement, demonstrating the success we can achieve working diligently and collaboratively with a common higher objective.

#### **COMMUNITY REPRESENTATION FRAMEWORK**

The Community Representation Framework (CRF) task force has continued to work with the Engage Resources to build upon the learnings from Phase One of the engagement program, which included over 200 responses to the survey CRF circulated to community associations, business improvement areas, residents associations and other community organizations. The information provided insight into what is currently done and what the existing challenges are for organizations.

Phase Two will be informed by the content collected and lessons learned in the first phase of engagement. The second phase consisted of six outreach sessions conducted with the assistance of a third party facilitator over the first two weeks of June.

Currently the Engage Resources are reshaping the input from both Phase One and Phase Two into a digestible report for the task force to analyze and take away learnings to feed into recommendations.

Engagement information can be found on the [City of Calgary’s engage webpage.](#)

## COMPLETE STREETS

A Complete Streets Monitoring Report was presented by Administration to the SPC (Committee) for Transportation and Transit on June 7, 2018.

By way of background, in November 2012, Council approved the Residential Street Design Policy and the Complete Streets Policy/Guide was approved in November 2014. The combination of these policy documents included a direction that Administration provide a [three-year update on the Complete Streets Policy and Complete Streets Guide \(the Guide\) implementation](#) and an update on the implementation and effectiveness of the Residential Street Design Policy.

The Report itself acknowledged that:

*The majority of new communities are still at early stages of the development; without full road network connectivity and local amenities in place. It is too soon to provide a full report on the effectiveness of the multi-modal design standards included in the Complete Streets Policy and 2014 Design Guidelines for Subdivision Servicing (2014 DGSS).*

This of course speaks to the lengthy development cycle from policy implementation, community design and approvals, time to construct and the time for Construction Completion Certificate/Final Acceptance Certificate process.

The Administration Recommendation in the Report had requested:

**ADMINISTRATION RECOMMENDATION:**

*That the SPC on Transportation and Transit recommends that Council direct Administration to report back to Council no later than Q4 2023 on the effectiveness and implementation of the policies.*

[BILD advocated at the committee meeting](#) that a five-year period of time to provide a further report back on the effectiveness and implementation of the policies was too long. BILD advocated for a report back no later than Q4 2019, allowing for almost two full construction seasons to provide a more fulsome data set to analyze to feed into a report on effectiveness of the Complete Streets Policy. We are pleased to advise that our position at Committee (SPC for T&T) was in fact supported by General Manager Michael Thompson and the Reporting administrative staff from Transportation.

## CITY OF CALGARY RESILIENCE STRATEGY

The City's two-part Resilience Strategy (Climate Mitigation and Adaptation) went to the Utilities and Corporate Services Committee (UCS) on June 13, and subsequently passed at Council on June 25.

BILD made a joint presentation at UCS, with Chuck Stepper and Doug Owens from the BILD Climate Change Committee, and NAIOP, represented by Chris Ollenberger and Paul Derkson.

Our Commercial Committee provided letters of support on BILD's position on Climate Strategy, and they deserve recognition for their prompt response and engagement on this item. In all, 10 letters were submitted in addition to BILD's letter, which can be found [here](#).

BILD included two attachments to our letter, each summarizing the action plan items found in the Mitigation and Adaptation Plans proposed, and can be found [here](#) and [here](#).

The volume of letters, combined with the joint presentation, generated attention from Council members, along with some good results. Overall, 29 speakers presented to Committee from a variety of backgrounds, representing working group members, communities, schools, special interest/climate groups, and general public. All spoke heavily in favor of the strategy, spoke to urgency for action, and some indicated that measures did not go far enough. A copy of the staff report can be found [here, under item 7.1](#).

The final outcome of the Committee is below, with **amendments** proposed by Councilor Demong in bolded text:

That with respect to Report UCS2018-0688, the following be approved, **after amendment**:

That the Standing Policy Committee on Utilities and Corporate Services recommend that Council:

1. Approve the Climate Resilience Strategy, **Climate Mitigation and Adaptation Action Plans in Report UCS2018-0688**.

2. **Direct Administration to work with industry and community representatives to establish a Climate Resilience Working Group to provide input into the prioritization and continued development of climate resilience actions.**

3. **In developing the implementation plans with timelines and outcome measures, direct Administration to incorporate best practices from the other 100 Resilient Cities.**

We will be continuing our work with the Climate Team to establish how Industry and community representation will be formed as part of the new Climate Resilience Working Group.

Please contact Grace Lui at [grace.lui@bildcr.com](mailto:grace.lui@bildcr.com) or 403.730.4262 if you have comments or would like more information.