

# BILD CALGARY REGION TOP 10 OF 2017



## MEMBER ENGAGEMENT

### 1. Membership in the region and established areas

BILD Calgary Region has 678 members. Throughout 2017 we gained 71 members, 28 per cent of the new members were builders who build in established areas. Six of the new members are new to the region.

Breakdown of new members by membership category:

Builders/Renovators:	26
Developers:	5
Service/Professionals:	23
Supplier/Manufacturers/Trades:	17

### 2. Rebrand/website/BILD CR Awards

January 2017 the new name and brand of the association was announced. BILD Calgary Region is the new identity of the association representing and advocating for over 670 member companies around Calgary and its surrounding regions.

The new [bildcr.com](http://bildcr.com) website was launched at the end of April 2017, and is the hub of information on membership, trends, events and opportunities.

In the November 2017 BILD CR newsletter, CEO, Guy Huntingford, announced the new name and brand of the association's Awards, the BILD Calgary Region Awards (formerly the SAMs). The change includes a number of new award categories, but don't worry, the iconic goose trophy is here to stay.

## INDUSTRY INFLUENCE AND ADVOCACY

### 3. Calgary and region pre and post-election outreach with candidates and elected officials

Pre-election BILD CR met with many of the candidates for Council across the region. The goal was to educate them about the association and Smarter Growth Initiative (SGI) and to offer our services for any insights, information, or help that they might require as it relates to the building industry.

Post-election BILD CR is meeting with every elected official to reintroduce ourselves. We tailor our 'asks' based on the municipality. For example, in the City of Calgary, we have the following three key asks:

1. Support the continuation of the highly successful City/Industry Work Plan
2. Support the on-going acceleration of the City's Capital Works Program as this is helping advance key leading infrastructure
3. Champion a new position (Director, Policy and Audit, reporting to the City Manager) that would provide Council with a fulsome review and positioning of any new piece of policy brought forward to Council for approval.

In the region, BILD CR efforts involve new introductions to seven municipalities, which saw 30 new elected officials across 51 positions. Our offer to municipal leaders is for us to be their trusted resource as it relates to building great communities. Our ask is for their support, and if possible direction for staff to align policy work with BILD CR work plans.

#### **4. Credibility and relationship enhancement with elected officials and senior administration**

An ongoing goal of BILD CR is to enhance the relationship with all levels of administration across the region. This is especially true in the City of Calgary due to its size and impact on our members. In 2017 we have taken our collaboration to a new level. Many of the Planning and Development reports that affect our industry are now provided to BILD for comments in the early stages of drafting. Further, the senior management (City Manager, GM's and DIGC) have welcomed us to present to them and they have reciprocated by visiting with the BILD board and senior staff on a number of occasions. This level of collaboration and transparency is critical to achieving goals for both the City and the Industry.

#### **5. City/Industry Work Plan Initiatives**

**The New Community Growth Strategy Initiative** - Focused on The City's implementation of the Growth Management Overlay (Overlay), a policy tool introduced to strategically align planning and infrastructure resources. The focus has been on topics such as developing alternative funding options for capital and operating costs in order to accelerate development, debt and debt servicing impact, cumulative operating cost impact, accountability in reporting and the Outline Plan/Land Use policy to facilitate the submission of applications prior to the removal of the Overlay.

**The Established Area Strategy Initiative** - Focused on reducing barriers to redevelopment related to the costs of redevelopment, utility infrastructure information, and financial tools to support growth, policy implications, and application processes. In addition, this working group provides feedback on a number of policy initiatives that are outside the scope of the work plan, but that influence and support redevelopment in Calgary.

**The Industrial Strategy Initiative** - Dedicated to a need for identification of opportunities that support industrial development through policy considerations and comprehensive strategies. The working group undertook an education component to communicate the current state of industrial lands in Calgary, the associated economic advantages that industrial/employment lands bring to the city, and the role of Calgary's industrial sector in supporting the region's inland port. Forward focus includes a framework for a city wide industrial strategy with supporting plans and policies for growing and maintaining the industrial tax base, supporting the sector's long-term prosperity and strengthening Calgary's position as an inland port.

**The Continuous Process Improvements Initiative** - Aims to address concerns across the approval process from Outline Plans/Land Use to occupancy and development closeout to ensure that Calgary remains an attractive place for real estate investment, that the approval process is simplified and efficient, and that partnerships can be built between The City, Industry, and communities. Additionally, noteworthy structural changes to the approval process have been put into place to make improvements in the processing of revised plans, site grading, row housing and land use applications, along with enhancements to the communication and feedback from customers.

## **MGA & CHARTER**

### **6. Regulations for Municipal Government Act (MGA)**

Grace Lui, Director, Strategic Initiatives & Government Relations at BILD CR was a key participant in the MGA and City Charter advocacy work; Along with members of BILD Alberta, the MGA/Charter 'team' dealt with the following this year:

**Regulations for MGA** – The team participated in working sessions with the Province to discuss regulatory revisions (plus new regulations) to support the MGA amendments. Key inclusions in this work were intermunicipal issues, new levies for highway connectors, and off-site levies.

**Collaboration** – The team received both recognition and interest from provincial administration (Alberta Transportation and Municipal Affairs) that additional, continued work through stakeholder discussions would be beneficial beyond the regulatory changes on the off-site regulations.

This cooperation extended into the region, where engineering managers are consulting BILD CR on the off-site levy regulation changes (related to highway connectors). These joint sessions pioneer trustworthiness amongst our regional municipalities who desire to continue these in the New Year.

There is an agreement that the team can comment on the Calgary Metropolitan Regional Board regulations when they are first released.

**Inclusionary Housing** – The team conveyed the complexity and challenges related to inclusionary housing, which helped the Province to realize the need for further work with Industry through a stakeholder working group prior to release.

### **7. CMRB (Calgary Metropolitan Regional Board)**

The CMRB has 10 members, chosen by the Province, tasked with creating a regional growth plan and servicing plan by January 2021. The CMRB has set its own goal of creating an interim growth plan by June 2018 that will be used to guide growth until the fully baked plan is finalized.

The rules governing the Board require seven out of 10 members to agree on any given issue and then the combined populations of those in agreement must represent at least 75 per cent of the actual population in the region. This effectively means that Calgary must always be in agreement on any issue as it is required for the population rule.

BILD CR believes that the CMRB, and the associated work that it must accomplish, is one of the biggest and most complicated issues affecting our members from 2018-21.

## EMPOWERING AND ALIGNING STAFF, COMMITTEES & BOARD

### 8. Water resources engagement

Water Resources and the management of stormwater continues to be a high impact item for our builders and developers. Throughout 2017 we've met monthly with The City to discuss the following:

- volume control targets and runoff rates
- stormwater amendments and ponds design
- new erosion and sediment control guidelines and specifications
- water reuse guidelines and specifications
- new lot drainage guidelines

The City has announced that all volume and stormwater targets will be held at their current rates for 2018. BILD CR will be a stakeholder during the stormwater management strategy review in 2018. This is an opportunity to work with The City to come up with stormwater management practices that are attainable for our industry.

### 9. Policy and regulation progress

The City's transportation and planning priority, Greenline, drove some significant policy forward in 2017. The following will set the stage for future development in established areas and beyond:

- a. **Developed Areas Guidebook (DAG)** – One of three guidebooks in Volume 2 of the Municipal Development Plan. The DAG provides land use frameworks and common policies to guide growth and change in Calgary's developed areas – intended to provide consistency in for local area planning and to be read in combination with existing local area plans.
- b. **New Mixed-Use Districts** – the City brought forward two new mixed use districts, blending commercial and residential uses. The first is a straight mixed district allowing both uses to be built in area. The second is an 'active frontage' requiring a commercial use to have active frontage facing the street. The district, rather than regulating size, regulates the building's design elements – such as storefront width and certain requirements for glass. The districts are well positioned for redesignation with the main streets program (see below).
- c. **Main Streets** - there are currently 24 main streets referenced in the Municipal Development Plan, many of which are considered ideal locations for mixed-use development. The initiative has undertaken the analysis of several of these and provided recommendations for land use redesignation for a number of neighbourhood nodes and corridors. This work will continue in 2018.
- d. **Centre City Guidebook** - specific to the communities in the Centre City neighbourhoods and downtown core, the Centre City Guidebook is intended to be read in combination with a local area plans.

## 10. Creation of New Committees

- a. **Chestermere and Cochrane Development Committees;** adding 24 new member volunteer roles. BILD CR has also secured three seats on a Land Use Bylaw committee in Airdrie and recruited two City of Airdrie employees onto BILD CR committees.
- b. **Climate Change Committee** – BILD CR has been invited to be part of several key climate change discussions and initiatives, which has required the creation of a new Climate Change Committee that will deal with the following:
  - Help provide feedback on City’s Climate Change joint study;
  - Be a positive, proactive group serving as a conduit for discussion and work when City (or industry) wish to introduce initiatives in service of the very broad climate change mandate the City has;
  - Position itself as a strategic group – not serving to respond to city policy, rather as a platform for broader advocacy and projects which our industry chooses to bring to The City.
- c. **Funding and Infrastructure Committee** - Working on establishing a baseline framework that can begin monitoring standard costs; with a future eye on quantifying the various ‘cost of policy’ for both members as well as partners.