



September 21, 2018

Calgary Planning Commission

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 11 items relating to infill was brought forward by Council.

Together with representatives from Administration and industry, the Federation worked with two community representatives to address subterranean development and front porches, while issues relating to tree retention and drainage were referred to other business units.

We appreciate the many meetings and hours of work that were required to come to mutually advantageous recommendations regarding these items. At the same time, we recognize that the remaining items could not be addressed through land use bylaw amendments alone. Infill continues to be an issue in established communities despite several policy changes, and there must be a multifaceted approach that addresses infill through all the changes that are currently occurring, such as the Developed Areas Guidebook, the Established Areas Growth and Change Strategy, and the District Local Area Planning strategy.

Together with industry, we need to discuss community character, the role of infill in changing communities and what it means to be sensitive to community context. The goal is to create a larger, lasting solution that doesn't merely address symptoms.

Through our conversations with Administration, we understand that there will be a broad, multi-pronged toolkit of options available for recommendation by mid-2019. This toolkit has the potential to address infill more holistically and provide direction on how we update our communities overall.

It is imperative that adequate resources are dedicated to engagement on these broad changes so that communities can provide authentic input. Calgarians feel that there is a desire to balance the character of their community with the need for redevelopment. We should enable flexibility while also ensuring consistency. The nuanced discussion in this working group strives for intensification without an

T 403.244.4111

F 403.244.4129

E fcc@calgarycommunities.com

calgarycommunities.com





abandonment of community character. Additional tools to promote quality urban design and enable high quality architectural style are also needed.

In the interim, we ask that Council be conservative in addressing upzoning in areas where the new policies have not yet been implemented.

Sincerely,

Ben Morin
Urban Planner

Jennifer Miller
Urban Planner

