

28 May 2025

Attn: The City of Calgary Council
Email delivery.

Re: Failure to Pass Land Use Bylaw Housekeeping Amendments, IP2025-0251, Proposed Bylaw 44P2025

Dear Mayor & Members of Council,

We, the undersigned, represent an affiliated group of developer-builders who deliver the majority of Calgary's established area and inner-city housing supply. We have collectively delivered thousands of homes to Calgarians and have thousands more in our development pipelines. Our companies are focused on redevelopment projects of scale, representative of billions of dollars of investment in our shared city.

While other industry groups exist their focus is either too broad or narrow in terms of type of development or geographic area of focus. Our shared mandate has been to engage with The City of Calgary Administration in productive evidence-based dialogue to remove barriers and make incremental improvements to our shared planning and development system.

We write to express our disappointment and frustration in Council's recent failure to pass the Land Use Bylaw Housekeeping Amendments, and after a second reconsideration opportunity was presented to the whole of Council. If individual items within the omnibus package of amendments were unacceptable to some on Council, we do not understand why Councillors Sharp, McLean, Chabot, Wong, and Wyness would not at least support reconsideration through voting separately on each of the individual amendments.

These Land Use Bylaw Amendments were supported by Administration after professional evaluation and presented to Council as recommendations through a Public Hearing process. Through normal on-going monitoring and sustainment work by Administration, amendments to the Land Use Bylaw are periodically recommended to Council and ad hoc amendment work can be directed by Council, as has been the case with this Council. These types of amendments represent necessary and impactful incremental improvements to our shared planning and development system. These types of amendments result in reduced red tape and costs which can increase the supply and affordability of housing, among other important growth and change benefits.

Among the recent Amendments recommended to Council was the reduction, by half, of the required class 1 bicycle parking stalls in multi-residential development (LUB, Part 6, Division 1, Section 559, (a) and (b)). For over a year our group has worked diligently with Administration to demonstrate the need for this amendment, where oversupply comes at a significant cost to any project and therefore increases the cost of housing for Calgarians. This collective effort has included the commissioning of demand studies by professional engineers and on-site tours of stabilized buildings with members of Administration to showcase grossly underutilized bike parking.

We ask Council to reconsider the individual amendments items per proposed Bylaw 44P2025.

We are ready to meet to discuss this matter with any member of Council at their convenience—please contact our group's representative, Edan Lindenbach, at 403.333.3889 or edan.lindenbach@jemm.ca

Thank you for your time and consideration.

Sincerely,
[see next page for signatories]

Cc: Stuart Dagleish, Chief Operating Officer
Debra Hamilton, General Manager, Planning & Development Services

Alex Ferguson, Senior Vice President
Anthem Properties



Paul Battistella, Owner
Battistella Developments



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