



April 11, 2016

Mayor and Councillors  
Standing Policy Committee on Transportation and Transit  
P.O. Box 2100, Station M  
700 Macleod Trail South  
Calgary AB, T2P 2M5

Dear Mayor & Councillors:

**Re: Integrated Downtown-TOD Parking Strategy**

We are writing this letter on behalf of NAIOP Calgary ("NAIOP") and the Building Owners and Managers Association of Calgary ("BOMA Calgary"), which together represent commercial real estate interests in Calgary. As the developers, owners, and managers of a significant amount of downtown property, our members have a clear interest in ensuring that parking policy is responsive to the needs of Calgarians and supports the goals of the Municipal Development Plan and the Calgary Transportation Plan. We believe the recommendations in this report in general achieve that and strongly support continuing with the collaborative efforts between City of Calgary administration and our organizations.

Before we speak to the report, we first wish to acknowledge the excellent stakeholder engagement process that has brought us to this point. Eric MacNaughton, Chris Blaschuk, and their team have made this a truly collaborative process, and hosted feedback sessions that were very well attended by stakeholders and where participants felt they were able to give meaningful feedback on the ideas proposed. This robust process is evident in the sound recommendations made in the report.

NAIOP and BOMA Calgary agree with the conclusion that the cash-in-lieu program has achieved its goal of promoting a more sustainable modal split away from single occupant vehicle use, and that now is an appropriate time to conclude that program. As the report notes, this would not lead to any additional stalls being built downtown, but would allow for them to be constructed on-site, where the new demand is created. We also support the report's conclusion that the recommended approach would not significantly increase congestion, as this is primarily a function of the office bylaw parking ratio which has not been altered in the reports recommendation. We also see a benefit in including the ability for relaxation on individual development permit applications to allow developers to build less than the required parking and, in turn, contribute to a proposed fund for downtown pedestrian, cycle, transit and short term public parking improvements in the Centre City area.

Furthermore, we would be pleased to support administration in finding ways to improve short term public parking downtown by taking advantage of existing parking facilities. In addition to transit, cycling, and pedestrian access, parking plays an important role in supporting downtown businesses that operate outside of the peak work hours.

An important part of administration's proposed ongoing work plan is a focus on the potential future impact of self driving vehicle use. We agree this is important and will work with administration to further develop conclusions on how these types of vehicles may effect need for future downtown parking, and how the proposed strategy might need to be modified to account for these changes.

In conclusion, NAIOP and BOMA Calgary believe that the recommendations contained in this report will help competitively position Calgary's downtown for future growth while also continuing to support shifts in the modal split. This is a pragmatic approach that will benefit all Calgarians, and for that reason has our respective organizations' support.

We look forward to continuing to work with The City on this important initiative.

Regards,

**On behalf of NAIOP Calgary and BOMA Calgary**

**NAIOP Calgary**

A handwritten signature in blue ink, appearing to read "Chris Ollenberger".

Chris Ollenberger, P. Eng.  
2016 NAIOP Calgary Chapter President

**BOMA Calgary**

A handwritten signature in black ink, appearing to read "Lloyd Suchet".

Lloyd Suchet  
Executive Director, BOMA Calgary