



Urban Development Institute
EDMONTON REGION



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March 2, 2017

City of Edmonton
Sustainable Development
800, HSBC Bank Place
10250 – 101 Street NW
Edmonton, AB T5J 3P4

RE: Direct Control Provision Rezoning

Dear Sean Bohle:

On behalf of the Urban Development Institute-Edmonton Region, I would like to provide industry feedback on the Direct Control Zoning review process as you work towards a more transparent and predictable system for developer contributed public amenities in Direct Development Control Provision (DC2) rezonings. I would like to thank you for the ongoing engagement and involvement of industry stakeholders through the creation of the Direct Control Zoning Industry Working Group. The ongoing collaboration of the working group is sure to assist in addressing Councils motion on developing a formalized review procedure and incentive system to be applied to Direct Control Provision rezoning applications in the City's core and for Transit Oriented Development sites.

Through the existing Direct Control rezoning application process, developers contribute to public amenities and provide affordable housing opportunities. The existing process does not provide clear direction on Council or Administration's expectations on contributions of public amenities nor does it outline the approach or methodology with regards to the amount, nature and value of these contributions. As a result, there is significant uncertainty when applying for a DC2 rezoning on what may or may not be acceptable. This uncertainty affects developer timelines, increases development costs and risks, confuses community representatives and creates an ad-hoc implementation of contributions that may benefit or disadvantage one project over another. UDI-ER supports Administration's continued effort and engagement to develop an Edmonton approach to formalize the review procedure and methodology towards developer contributions through the industry working group. We stress that the creation of our own, homegrown, Edmonton approach is critical to this process. We appreciate the opportunity to be part of this ongoing partnership which creates shared benefits to the industry, administration and communities across Edmonton.

We look forward to keeping apprised of the continued efforts of the Direct Control Zoning Industry Working Group through our UDI-ER representatives. Please feel free to contact us regarding any questions or observations you may have.

Sincerely,

A handwritten signature in black ink, appearing to read 'Russell Dauk', with a stylized flourish at the end.

Russell Dauk
Planning Committee Chair
UDI-Edmonton Region