



Industry Bulletin

September 2019

Changes Coming to Development Agreement Application Process

The City is simplifying the development agreement application process and related agreements for our industry customers. The changes are part of our continuous improvement efforts. We expect the changes will benefit customers by providing more predictable outcomes and cost certainty.

As of Jan. 1, 2020, developers will no longer need to work through three separate agreements – the Interim Indemnity Agreement (IIA) and the Special Clauses Agreement (SCA) will be rolled into one new Development Agreement, while the Master Development Agreement (MDA) will be replaced with an online document called the Standard Terms and Conditions.

To complement the document changes, we'll be implementing a new schedule for completing the various steps in the application process, also as of Jan. 1, 2020. Specifically:

- Applicants will agree to the terms and conditions *before* requesting a Development Agreement.
- Applicants will submit a Special Clauses request *online*, which will be reviewed by The City and finalized *before* requesting a Development Agreement.

There is no change to the timeline for subdivision applications and construction drawings – both will still form part of the Development Agreement.

Getting everything approved and agreed to before requesting a Development Agreement should eliminate the potential for unforeseen requirements and costs – adding assurance that a proposed development is a viable investment for the development industry.

Please let us know if you have any concerns or need more clarity prior to these changes taking effect on Jan. 1, 2020. Email us at urban@calgary.ca or call 403-268-5777.