

# Webinar

## ULI Alberta: Calgary Downtown Roundtable

Date: June 15, 2021

00:00:00 --> 00:00:03: OK, hello and welcome everyone. My name is Matt Lewis  
 00:00:03 --> 00:00:05: and I am the chair of ULI Alberta.  
 00:00:05 --> 00:00:08: You lie is a global organization whose mission is to  
 00:00:08 --> 00:00:12: shape the future of the built environment for transformative  
 00:00:12 --> 00:00:14: impact  
 00:00:12 --> 00:00:14: in communities worldwide.  
 00:00:14 --> 00:00:17: Thank you for taking the time to join us for  
 00:00:17 --> 00:00:21: this important discussion about the greater downtown plan.  
 00:00:21 --> 00:00:25: Under other circumstances, this would absolutely have been  
 00:00:25 --> 00:00:28: an in  
 00:00:25 --> 00:00:28: person event with plenty of breakout conversations as there  
 00:00:28 --> 00:00:32: are  
 00:00:28 --> 00:00:32: so many important perspectives and projects that add up to  
 00:00:32 --> 00:00:36: the sum of Calgary's downtown both today and in the  
 00:00:36 --> 00:00:36: future.  
 00:00:36 --> 00:00:38: Knowing that we are virtual,  
 00:00:38 --> 00:00:40: many of you received an email from you a lie  
 00:00:40 --> 00:00:41: in advance of today,  
 00:00:41 --> 00:00:44: inviting you to submit questions and comments.  
 00:00:44 --> 00:00:47: We pass these along to help inform today's discussion.  
 00:00:47 --> 00:00:51: You're still welcome, though. To submit questions via the live  
 00:00:51 --> 00:00:51: Q&A function,  
 00:00:51 --> 00:00:55: and we will do our best to answer them.  
 00:00:55 --> 00:00:58: Today is only one piece of a bigger puzzle we  
 00:00:58 --> 00:00:59: hear today.  
 00:00:59 --> 00:01:02: Acknowledging that in past years you,  
 00:01:02 --> 00:01:06: Alberta has hosted downtown symposia and round tables on  
 00:01:06 --> 00:01:10: topics  
 00:01:06 --> 00:01:10: related to what we now know as the greater downtown  
 00:01:10 --> 00:01:10: plan.

00:01:10 --> 00:01:14: Thank you to those of you who participated in the  
 00:01:14 --> 00:01:14: past,  
 00:01:14 --> 00:01:19: even if 2018 and 2019 certainly feel like different times.  
 00:01:19 --> 00:01:22: I will also share that you'll I is committed to  
 00:01:22 --> 00:01:25: working in partnership with this Community to host a  
 00:01:25 --> 00:01:29: downtown  
 00:01:25 --> 00:01:29: summit later this fall to advance conversations and projects  
 00:01:29 --> 00:01:34: that  
 00:01:29 --> 00:01:34: contribute towards the common goal of a vibrant downtown.  
 00:01:34 --> 00:01:36: Today we're pleased to Co host this event with the  
 00:01:37 --> 00:01:38: Calgary Downtown Association.  
 00:01:38 --> 00:01:40: Hello Eileen.  
 00:01:40 --> 00:01:42: Hello and thank you Matt.  
 00:01:42 --> 00:01:47: Welcome everyone today. The Calgary Downtown  
 00:01:47 --> 00:01:51: Association is a business  
 00:01:47 --> 00:01:51: improvement area covering over 120 blocks of the downtown  
 00:01:51 --> 00:01:54: core  
 00:01:51 --> 00:01:54: and comprising over 50 million square feet of office,  
 00:01:54 --> 00:01:58: hotel, retail, restaurant, entertainment, attractions,  
 00:01:58 --> 00:02:02: cultural and government buildings. The CDA's vision is to  
 00:02:02 --> 00:02:07: spearhead  
 00:02:02 --> 00:02:07: prosperity for downtown businesses by intentionally shaping  
 00:02:08 --> 00:02:11: the character of  
 00:02:08 --> 00:02:11: Calgary with the mission of being the community leader to  
 00:02:11 --> 00:02:16: generate dynamic spaces. Places and integrated  
 00:02:16 --> 00:02:20: communities.  
 00:02:16 --> 00:02:20: Working on the heels of Calgary City Council's recent  
 00:02:20 --> 00:02:24: approval  
 00:02:20 --> 00:02:24: of the greater downtown plan and the accompanying financial  
 00:02:24 --> 00:02:25: incentive  
 00:02:24 --> 00:02:25: package,  
 00:02:25 --> 00:02:28: the CDA is very pleased to partner with you Ally  
 00:02:28 --> 00:02:32: Alberta today in order to engage with the broader community  
 00:02:32 --> 00:02:35: about the downtown revitalization plan.  
 00:02:35 --> 00:02:38: With a large amount of support and interest in this  
 00:02:38 --> 00:02:38: plan,  
 00:02:38 --> 00:02:41: we are very pleased to have such a large audience.  
 00:02:41 --> 00:02:44: I think we have almost 200 people expected today and  
 00:02:44 --> 00:02:49: the expertise of a panel that provides several different  
 00:02:49 --> 00:02:51: perspectives  
 00:02:49 --> 00:02:51: as we discuss the objectives of the plan with a  
 00:02:51 --> 00:02:55: finer grained focus on its execution and the requirements to  
 00:02:55 --> 00:02:59: achieve success and generate even greater investment  
 00:02:59 --> 00:03:02: potential in Calgary.  
 00:02:59 --> 00:03:02: Of now like to turn over the screen and microphone

00:03:03 --> 00:03:03: to Todd Hirsch,  
 00:03:03 --> 00:03:07: Vice President and chief. Economist with the ATV Todd is  
 00:03:08 --> 00:03:10: no doubt a familiar name to many of you.  
 00:03:10 --> 00:03:13: For some time now, Todd's voice has served as a  
 00:03:13 --> 00:03:15: compass for many Albertans.  
 00:03:15 --> 00:03:18: As he continuously monitors the pulse of our city and  
 00:03:18 --> 00:03:19: provinces economy,  
 00:03:19 --> 00:03:22: an outlook. For more than 25 years,  
 00:03:22 --> 00:03:27: Todd's worked as an economist for organizations including  
 the Canada  
 00:03:27 --> 00:03:30: West Foundation and the Bank of Canada.  
 00:03:30 --> 00:03:32: He's the author of four books,  
 00:03:32 --> 00:03:34: his latest spiders in COVID space,  
 00:03:34 --> 00:03:38: adapting during and after the pandemic was released in  
 March  
 00:03:38 --> 00:03:39: of this year.  
 00:03:39 --> 00:03:43: Todd's podcast, titled The Future of When a National award  
 00:03:43 --> 00:03:47: in 2021 and was number 2 in the top Canadian  
 00:03:47 --> 00:03:48: banking podcasts.  
 00:03:48 --> 00:03:50: He lives here in Calgary,  
 00:03:50 --> 00:03:54: Canada. Ann Todd welcome. And thank you for leading the  
 00:03:54 --> 00:03:56: conversation this afternoon.  
 00:03:56 --> 00:03:59: Well, thank you so much Eileen for the introduction and  
 00:03:59 --> 00:04:03: thank you to ULI and the Calgary Downtown Association for  
 00:04:03 --> 00:04:07: inviting me to host this very important conversation and act  
 00:04:07 --> 00:04:10: as a moderator. It's a real honor to be with  
 00:04:10 --> 00:04:11: all of you.  
 00:04:11 --> 00:04:13: I do live in Calgary in Treaty 7,  
 00:04:13 --> 00:04:16: but this afternoon I'm actually joining you from Treaty 6  
 00:04:16 --> 00:04:20: territory up in my hometown of Edmonton where I am  
 00:04:20 --> 00:04:22: giving care to a family member,  
 00:04:22 --> 00:04:23: but Nice to be with you,  
 00:04:23 --> 00:04:27: wherever you are. We remember we are all treaty people.  
 00:04:27 --> 00:04:32: You know this whole conversation about downtown Calgary  
 reminds me  
 00:04:32 --> 00:04:35: of a story about 20 years ago.  
 00:04:35 --> 00:04:37: I was visiting a Saskatoon SK.  
 00:04:37 --> 00:04:40: I was the chief economist at the time for the  
 00:04:40 --> 00:04:44: Canada West Foundation and I had a meeting with the  
 00:04:44 --> 00:04:50: President and CEO of the Saskatoon Economic  
 Development Association.  
 00:04:50 --> 00:04:54: And I remember distinctly him telling me right around that  
 00:04:54 --> 00:04:56: time was about 2002.

00:04:56 --> 00:04:59: Saskatoon was undergoing a bit of a boom.  
 00:04:59 --> 00:05:01: It was a Boomtown which was a bit of a  
 00:05:01 --> 00:05:03: new role for Saskatoon.  
 00:05:03 --> 00:05:06: Not a city that traditionally had gone through.  
 00:05:06 --> 00:05:10: Sort of a growth spurt and counter Saskatoon economic  
 development,  
 00:05:10 --> 00:05:13: they actually went on a fact finding mission to Calgary.  
 00:05:13 --> 00:05:16: They wanted some advice from a city that had been  
 00:05:16 --> 00:05:20: through the booms before they wanted to hear first hand  
 00:05:20 --> 00:05:23: and get some suggestions and some practical advice.  
 00:05:23 --> 00:05:26: How do you manage a Boomtown and the one thing  
 00:05:26 --> 00:05:29: I remember the president of the Saskatoon.  
 00:05:29 --> 00:05:32: Economic development telling me he said when we went to  
 00:05:32 --> 00:05:34: Calgary and we met.  
 00:05:34 --> 00:05:36: I don't know who they met with.  
 00:05:36 --> 00:05:40: It was members of City Council or maybe Calgary economic  
 00:05:40 --> 00:05:41: development,  
 00:05:41 --> 00:05:44: but the one piece of advice that Calgary gave Saskatoon  
 00:05:44 --> 00:05:47: was this do not neglect your downtown.  
 00:05:47 --> 00:05:51: If you neglect your downtown you will regret it forever.  
 00:05:51 --> 00:05:53: You will be fighting that forever.  
 00:05:53 --> 00:05:57: So now here, almost 20 years after that conversation,  
 00:05:57 --> 00:06:01: Calgary finds itself once again in a situation where we're  
 00:06:01 --> 00:06:02: trying to rethink.  
 00:06:02 --> 00:06:06: Our downtown. I don't think we might have anticipated what  
 00:06:06 --> 00:06:08: we're going through today.  
 00:06:08 --> 00:06:10: We didn't anticipate that 20 years ago,  
 00:06:10 --> 00:06:13: but here we are and now it's time for us  
 00:06:13 --> 00:06:16: to take our advice that we gave to Saskatoon 20  
 00:06:16 --> 00:06:18: years ago and say,  
 00:06:18 --> 00:06:20: do not neglect your downtown.  
 00:06:20 --> 00:06:23: So I'm very happy to be part of this conversation.  
 00:06:23 --> 00:06:27: Personally, I've worked in downtown for the last 32 years.  
 00:06:27 --> 00:06:29: I I'm an accidental Calgarian.  
 00:06:29 --> 00:06:32: I moved here. I moved to Calgary for a summer  
 00:06:32 --> 00:06:34: job in 1989 and I never left.  
 00:06:34 --> 00:06:37: So I'm still here and I've lived in the Beltline  
 00:06:37 --> 00:06:39: community for the past 19 years.  
 00:06:39 --> 00:06:43: So downtown Calgary and the adjacent Beltline community  
 are obviously  
 00:06:43 --> 00:06:45: near and dear to me personally,  
 00:06:45 --> 00:06:48: and I know each and everyone of you not only

00:06:48 --> 00:06:51: those on the panel but those listening in to the  
00:06:51 --> 00:06:52: session this afternoon.  
00:06:52 --> 00:06:54: All of you for different reasons,  
00:06:54 --> 00:06:57: have a vested interest in what happens in our downtown.  
00:06:57 --> 00:06:59: So now I would like to,  
00:06:59 --> 00:07:02: I guess, invite all of our panelists to unmute themselves.  
00:07:02 --> 00:07:04: Is that what we're doing?  
00:07:04 --> 00:07:08: Or Matt? Do you want to introduce them?  
00:07:08 --> 00:07:09: Or Eileen.  
00:07:11 --> 00:07:12: I know you can do that,  
00:07:12 --> 00:07:16: I took it. Why don't all of the panelists unmute  
00:07:16 --> 00:07:17: yourself?  
00:07:17 --> 00:07:19: And maybe what we'll do is we'll just go around  
00:07:20 --> 00:07:21: the circle and we'll start.  
00:07:21 --> 00:07:24: I don't know if everyone appears in the same order  
00:07:24 --> 00:07:26: as what what on my screen,  
00:07:26 --> 00:07:29: but I'll ask each one of you to just give  
00:07:29 --> 00:07:31: a brief one minute introduction.  
00:07:31 --> 00:07:34: Basically, your name where you work and maybe why you've  
00:07:34 --> 00:07:37: been invited to be part of this conversation.  
00:07:37 --> 00:07:40: So let's start first of all with Sophie,  
00:07:40 --> 00:07:43: who's the first square on my screen.  
00:07:43 --> 00:07:47: Thank you Todd and thanking you lie Alberta for inviting  
00:07:47 --> 00:07:50: me to be a part of this wonderful panel about  
00:07:50 --> 00:07:52: the downtown Calgary.  
00:07:52 --> 00:07:55: My name is Sophie Quist and I work for GAIL  
00:07:55 --> 00:07:57: Studio in San Francisco.  
00:07:57 --> 00:08:00: I am Danish so I come from the Danish Gil  
00:08:00 --> 00:08:05: office and transferred to San Francisco about five years ago.  
00:08:05 --> 00:08:08: I have been part of the work with Steven Ave  
00:08:08 --> 00:08:11: with the City of Calgary in the CDA and might  
00:08:11 --> 00:08:13: have meant a lot of you.  
00:08:13 --> 00:08:16: Unfortunately I can't see your face is so high to  
00:08:16 --> 00:08:17: everyone.  
00:08:17 --> 00:08:19: I might have met before Anne.  
00:08:19 --> 00:08:23: I'm very excited to continue this conversation about  
00:08:23 --> 00:08:25: downtown Ann  
00:08:25 --> 00:08:29: and all the many,  
00:08:29 --> 00:08:33: many wonderful initiatives that are described in this  
00:08:33 --> 00:08:37: downtown plan.  
00:08:37 --> 00:08:39: Recently approved by Council.  
00:08:39 --> 00:08:41: Wonderful next on my screen is Jim Gibson.

00:08:37 --> 00:08:41: Jim. Thanks Todd, thanks and thanks you.  
 00:08:41 --> 00:08:44: A Lion downtown association. Jim Gibson.  
 00:08:44 --> 00:08:47: I'm the chief catalyst Ann Dean for the school for  
 00:08:47 --> 00:08:49: Advanced Digital Technology.  
 00:08:49 --> 00:08:52: Located downtown as part of state.  
 00:08:52 --> 00:08:56: I'm also a pound of partner and founder of thin  
 00:08:56 --> 00:08:56: Air Labs,  
 00:08:56 --> 00:09:01: the downtown positioning and location of our amazing school  
 at  
 00:09:01 --> 00:09:02: at Odd Fellows.  
 00:09:02 --> 00:09:06: Our position here in the downtown core is an essential  
 00:09:06 --> 00:09:08: part of our strategic plan.  
 00:09:08 --> 00:09:10: How do we activate this building?  
 00:09:10 --> 00:09:13: How do we create?  
 00:09:13 --> 00:09:17: Vibrant and incoherent group of students here in the  
 downtown  
 00:09:17 --> 00:09:17: core,  
 00:09:17 --> 00:09:22: tefillin and activate this amazing downtown so our role here.  
 00:09:22 --> 00:09:25: It's as Satan. Part of post secondary is to be  
 00:09:25 --> 00:09:28: a part of that conversation as we go forward,  
 00:09:28 --> 00:09:31: so thank you for having me Todd and record for  
 00:09:31 --> 00:09:32: the conversation.  
 00:09:32 --> 00:09:35: For great thanks, Jim. Next is Greg,  
 00:09:35 --> 00:09:36: go ahead.  
 00:09:36 --> 00:09:39: Good afternoon, thank you Todd.  
 00:09:39 --> 00:09:42: My name is Craig. What oh and thank you ULI  
 00:09:42 --> 00:09:42: and CDA.  
 00:09:42 --> 00:09:46: I'm CEO of Aspen. Properties were in owner and manager  
 00:09:46 --> 00:09:51: of about 3.8 million square feet of downtown office buildings  
 00:09:51 --> 00:09:53: in both Calgary and Edmonton.  
 00:09:53 --> 00:09:56: We also want to prop Tech company called Care about  
 00:09:56 --> 00:10:01: the tenant experience platform that drives asset management  
 decisions and  
 00:10:01 --> 00:10:03: the other couple of things.  
 00:10:03 --> 00:10:06: Why I I'm happy to be here today that I'm  
 00:10:06 --> 00:10:06: doing.  
 00:10:06 --> 00:10:08: I sit on a resak through Calgary,  
 00:10:08 --> 00:10:13: Economic Development Subcommittee chair for downtown  
 vibrancy,  
 00:10:13 --> 00:10:16: facility spending quite a bit of time on this issue  
 00:10:16 --> 00:10:19: as well as on a committee with Mr Schweitzer in  
 00:10:19 --> 00:10:23: the province of Alberta called the core Working group.  
 00:10:23 --> 00:10:26: That's also help trying to help see other problems can

00:10:26 --> 00:10:27: help downtown Calgary,  
00:10:27 --> 00:10:29: so thank you.  
00:10:29 --> 00:10:31: Great thank you, Susan Thompson.  
00:10:31 --> 00:10:33: Go you're up next.  
00:10:33 --> 00:10:36: Thank you Todd and to you alliance,  
00:10:36 --> 00:10:39: CDA as well. I'm glad to be here and participate  
00:10:39 --> 00:10:41: in this ongoing conversation.  
00:10:41 --> 00:10:43: I work for Avison Young,  
00:10:43 --> 00:10:48: a commercial real estate brokerage and professional  
services firm global  
00:10:48 --> 00:10:49: firm now.  
00:10:49 --> 00:10:52: Anne, I'm the research manager where I spend most of  
00:10:53 --> 00:10:56: my time focusing on analytics and insight and furthering.  
00:10:59 --> 00:11:04: Informed conversation around the commercial real estate  
market.  
00:11:04 --> 00:11:07: Fantastic Next up, Nicholas Bell.  
00:11:07 --> 00:11:11: Thank you Todd. Nicholas Bell and president and CEO.  
00:11:11 --> 00:11:13: Glenbow museum. Contrary to you Todd,  
00:11:13 --> 00:11:17: I am a fully intentional Calgarian in that myself and  
00:11:17 --> 00:11:20: my young family made the decision to move to Calgary  
00:11:20 --> 00:11:24: in 2019 to participate in the revitalization of this museum  
00:11:24 --> 00:11:28: and by extension our social and cultural infrastructure and to  
00:11:28 --> 00:11:30: help lift this downtown into the future.  
00:11:30 --> 00:11:33: And so we're very excited to be here.  
00:11:33 --> 00:11:36: Fantastic thank you for being here,  
00:11:36 --> 00:11:40: Tom, you're next. Next time my name is Tom Muller.  
00:11:40 --> 00:11:43: I'm manager of urban initiatives at the City of Calgary,  
00:11:43 --> 00:11:46: but I was also the sponsor of the group that  
00:11:46 --> 00:11:49: at the city that repaired the greater downtown plan,  
00:11:49 --> 00:11:51: which included many of you.  
00:11:51 --> 00:11:53: Probably all of you. At some point we're at some  
00:11:53 --> 00:11:56: session where we built this plan and then we were  
00:11:56 --> 00:11:59: successful in getting it to Council in April.  
00:11:59 --> 00:12:02: So from here on in I really just consider myself  
00:12:02 --> 00:12:05: a servant of his community and finding a way to  
00:12:05 --> 00:12:06: bring this plan to television.  
00:12:06 --> 00:12:08: And I'm really excited to hear this.  
00:12:08 --> 00:12:12: Discussion tonight, so thanks for letting me.  
00:12:12 --> 00:12:13: And last but not least,  
00:12:13 --> 00:12:17: James Scott. Go ahead. Thank you Todd and yes,  
00:12:17 --> 00:12:19: thank you to you, a lion.  
00:12:19 --> 00:12:22: The CDA for putting on this event looking forward to

00:12:23 --> 00:12:24: the conversation.

00:12:24 --> 00:12:27: I'm a what I would call a forced immigrant to

00:12:27 --> 00:12:28: Calgary.

00:12:28 --> 00:12:31: My family moved here from the UK in the early

00:12:31 --> 00:12:31: 80s,

00:12:31 --> 00:12:36: actually 1981, so my introduction to Calgary was being brought

00:12:36 --> 00:12:39: in through a company that was booming at the time

00:12:39 --> 00:12:43: only to find our family about eight months later unemployed.

00:12:43 --> 00:12:46: So I I know very well Todd and you say.

00:12:46 --> 00:12:50: Pay attention to downtown and that kind of infrastructure.

00:12:50 --> 00:12:53: First hand what that's all about an indirect way.

00:12:53 --> 00:12:56: I'm VP of operations at Pve Land.

00:12:56 --> 00:12:59: We are a 56 year old family owned real estate

00:12:59 --> 00:13:01: company based here in Calgary.

00:13:01 --> 00:13:04: We have held various parcels of land and still hold

00:13:04 --> 00:13:07: those in the downtown area and various parts.

00:13:07 --> 00:13:11: The West End in the core and we're currently developing

00:13:11 --> 00:13:14: a 307 room Marriott Hotel on 5th Ave so not

00:13:14 --> 00:13:17: sure if that's why I was invited to the panel

00:13:17 --> 00:13:21: but that certainly is my interest in the panel.

00:13:21 --> 00:13:23: Uh, another role that I that I hold is second

00:13:23 --> 00:13:26: term as the Calgary Planning Commission member.

00:13:26 --> 00:13:29: So I get involved with that side of things as

00:13:29 --> 00:13:29: well,

00:13:29 --> 00:13:32: so have a keen interest in what's happening here.

00:13:32 --> 00:13:34: Also trained as an urban planner.

00:13:34 --> 00:13:37: So I sort of wear that hat as well from

00:13:37 --> 00:13:38: time to time.

00:13:38 --> 00:13:41: So that's me and looking forward to the conversation.

00:13:41 --> 00:13:45: Thank you. Fantastic, now I think I've got everyone.

00:13:45 --> 00:13:48: I've counted 7 squares. I'm not missing anyone on the

00:13:48 --> 00:13:48: panel,

00:13:48 --> 00:13:50: am I that I haven't introduced?

00:13:50 --> 00:13:53: It hasn't introduced themselves. OK,

00:13:53 --> 00:13:56: great, let's dive into the conversation and I want to

00:13:56 --> 00:13:57: start with Tom.

00:13:57 --> 00:14:00: First of all, getting into a little bit of the

00:14:00 --> 00:14:04: nuts and bolts of how the greater downtown plan works,

00:14:04 --> 00:14:08: especially around the governance issues that the funding

00:14:08 --> 00:14:11: streams.

00:14:08 --> 00:14:11: What are some of the criteria for how the the

00:14:11 --> 00:14:13: money and the.

00:14:13 --> 00:14:16: Cash is going to be distributed.

00:14:16 --> 00:14:20: Yeah, thanks very much tired and I think we're.

00:14:20 --> 00:14:22: The exciting part of the city is this is the

00:14:22 --> 00:14:24: first time in my recollection,

00:14:24 --> 00:14:27: and for those that have been involved in planning exercises

00:14:28 --> 00:14:28: before,

00:14:28 --> 00:14:30: I don't know how common it is that a City

00:14:30 --> 00:14:33: Council approves a plan and a vision at the same

00:14:33 --> 00:14:35: time as they approve funding.

00:14:35 --> 00:14:36: In fact, on the same day.

00:14:36 --> 00:14:39: So it puts us in a very unique position as

00:14:39 --> 00:14:42: a city to be able to start implementation the day

00:14:42 --> 00:14:43: after the plan was approved,

00:14:43 --> 00:14:47: and thankfully, a lot of the conversations that led to

00:14:47 --> 00:14:49: the request that we made of City Council and the

00:14:50 --> 00:14:50: money and.

00:14:50 --> 00:14:52: Why we made the money that we did.

00:14:52 --> 00:14:55: Why we ask for the amount of money that we

00:14:55 --> 00:14:55: did,

00:14:55 --> 00:14:58: was directly based on input that we got from the

00:14:58 --> 00:14:58: community.

00:14:58 --> 00:15:01: So on the panel today with people with Greg Waddell,

00:15:01 --> 00:15:03: the \$45 million amount, for instance.

00:15:03 --> 00:15:06: That is for this office conversion program.

00:15:06 --> 00:15:09: That number is based in a lot of an analytics

00:15:09 --> 00:15:12: from our real estate sector to determine the need and

00:15:12 --> 00:15:15: scale of investment required to start to transition properties in

00:15:15 --> 00:15:19: our downtown core. From from traditional office buildings into

00:15:19 --> 00:15:20: each

00:15:20 --> 00:15:22: other uses.

00:15:22 --> 00:15:25: And so. You know that when I,

00:15:25 --> 00:15:26: the governance and the criteria around how we will spend

00:15:26 --> 00:15:27: that money,

00:15:27 --> 00:15:31: a lot of its embedded.

00:15:31 --> 00:15:35: When the conversations that led up to the presentation of

00:15:35 --> 00:15:38: the plan and now it's about announcing those principles

00:15:38 --> 00:15:42: clearly

00:15:42 --> 00:15:44: to community stakeholders as we make investment

00:15:44 --> 00:15:47: decisions.

00:15:47 --> 00:15:50: There's a number of leadership structures currently in place,

00:15:50 --> 00:15:54: as many. If we counted,

00:15:54 --> 00:15:57: the number of committees everybody on this panel is on,

00:15:57 --> 00:16:00: we probably be at a high number higher than I

00:15:50 --> 00:15:51: can count.

00:15:51 --> 00:15:53: And so partly what we want to do is take

00:15:53 --> 00:15:55: a look at the governance structure.

00:15:55 --> 00:15:58: Now as we go for plan development into plan execution

00:15:58 --> 00:16:01: and we still we want to talk to stakeholders about

00:16:01 --> 00:16:04: what types of governance models do we need to make

00:16:04 --> 00:16:06: those decisions on the criteria front.

00:16:06 --> 00:16:08: I use the. I'm using the analogy of a of

00:16:08 --> 00:16:10: a songwriter who did a demo.

00:16:10 --> 00:16:12: So I think we've got a demo of some criteria

00:16:12 --> 00:16:15: that we'd like to use and we're going to try

00:16:15 --> 00:16:16: them out.

00:16:16 --> 00:16:18: We're going to show them around and we're going to

00:16:18 --> 00:16:20: play them to people.

00:16:20 --> 00:16:22: But before we go into the studio and.

00:16:22 --> 00:16:24: Finalize anything for the long term.

00:16:24 --> 00:16:27: We're going to. We're going to fine tune those 'cause

00:16:27 --> 00:16:27: there's.

00:16:27 --> 00:16:29: There's no right set of criteria.

00:16:29 --> 00:16:32: Ultimately, our City Council is accountable for the how we're

00:16:32 --> 00:16:34: going to spend the money,

00:16:34 --> 00:16:35: but we said to council,

00:16:35 --> 00:16:37: and we continue to significantly.

00:16:37 --> 00:16:38: We do not want to do.

00:16:38 --> 00:16:41: We don't want to spend money on things that don't

00:16:41 --> 00:16:45: leverage other investments or that don't advance other

00:16:45 --> 00:16:47: initiatives going

00:16:47 --> 00:16:50: on within our downtown core.

00:16:50 --> 00:16:52: Part of our success and getting Council approval was the

00:16:52 --> 00:16:55: incredible community participation from.

00:16:55 --> 00:16:58: The business community arts community tech community.

00:16:58 --> 00:17:01: Those are all critical so you know we we will

00:17:01 --> 00:17:04: be having some information coming out soon about the

00:17:04 --> 00:17:07: particular

00:17:07 --> 00:17:07: program which is the office version that will be coming

00:17:07 --> 00:17:10: out towards the end of end of June and into

00:17:10 --> 00:17:14: July,

00:17:14 --> 00:17:18: and so that would be the first real detailed piece.

00:17:18 --> 00:17:20: But we're still very much in the listening stage and

00:17:20 --> 00:17:23: we're happy to hear those discussions like this will help

00:17:23 --> 00:17:26: us really nail those down.

00:17:26 --> 00:17:29: So my next question, maybe I'll turn to Greg because

00:17:23 --> 00:17:25: I'd be curious in your thoughts.

00:17:25 --> 00:17:27: You know as we know,

00:17:27 --> 00:17:30: the planet was not quite unanimous among City Council and

00:17:30 --> 00:17:32: there are some naysayers.

00:17:32 --> 00:17:35: What would you tell the naysayers in in terms of

00:17:35 --> 00:17:35: you know?

00:17:35 --> 00:17:38: Why do we need to pay attention to downtown?

00:17:38 --> 00:17:39: And maybe why this plan?

00:17:39 --> 00:17:44: What would you? What would you tell those critics?

00:17:44 --> 00:17:46: Sure, why is it important?

00:17:46 --> 00:17:49: I think someone once coined the phrase that an apple

00:17:50 --> 00:17:51: rots from the core out,

00:17:51 --> 00:17:54: and I think that's very fitting.

00:17:54 --> 00:17:56: In this example, we've got a 30%

00:17:56 --> 00:18:00: vacancy rate in the downtown where essentially a non fly

00:18:00 --> 00:18:03: a fly over zone for institutional investors.

00:18:03 --> 00:18:07: People are are looking at our city and saying,

00:18:07 --> 00:18:09: well, that's a big hole.

00:18:09 --> 00:18:12: It's it's after nine between 9:00 to 5:00.

00:18:12 --> 00:18:14: It's OK after that it's a dead.

00:18:14 --> 00:18:17: Place I'm not sure I'd want to work there.

00:18:17 --> 00:18:20: I'm not sure that I want to start my business

00:18:20 --> 00:18:21: there,

00:18:21 --> 00:18:24: and I'm not sure I want to invest there,

00:18:24 --> 00:18:27: so it's critical. I think that we can change that

00:18:27 --> 00:18:29: image of downtown Ann,

00:18:29 --> 00:18:31: get vibrancy in our core.

00:18:31 --> 00:18:35: We know that residential is a big component of that,

00:18:35 --> 00:18:39: and there's many other things like great amenities and we

00:18:39 --> 00:18:42: need to do lots of things to attract that investment

00:18:42 --> 00:18:44: in residential.

00:18:44 --> 00:18:45: Is is a key component.

00:18:45 --> 00:18:47: Not maybe not a 24 hour city,

00:18:47 --> 00:18:50: but perhaps we can be an 18 hour city and

00:18:50 --> 00:18:53: there can be a lot of we're going to amenities

00:18:53 --> 00:18:55: to attract people to live there too.

00:18:55 --> 00:18:59: There's a lot of very cool neighborhoods that are surrounding

00:18:59 --> 00:19:00: the downtown the Beltline.

00:19:00 --> 00:19:02: You mentioned East Village.

00:19:05 --> 00:19:09: Several, he just Kensington and Bridgeland that have a lot

00:19:09 --> 00:19:13: to offer and are kind of cool neighborhoods so downtown

00:19:13 --> 00:19:18: it's it's really challenging to attract people to live there

00:19:18 --> 00:19:21: unless you've got those other amenities.

00:19:21 --> 00:19:24: So when you look at the economics of of doing

00:19:24 --> 00:19:26: residential downtown,

00:19:26 --> 00:19:30: first of all you have to compete on rent today.

00:19:30 --> 00:19:33: And so when you look at all of the office

00:19:33 --> 00:19:36: stock that's sitting there empty.

00:19:36 --> 00:19:39: And I can go into why why we think this

00:19:39 --> 00:19:41: program is going to really work?

00:19:41 --> 00:19:45: But essentially you need an incentive to doing inversions on

00:19:45 --> 00:19:49: some older office buildings to make them work for on

00:19:49 --> 00:19:51: the economic side of around \$75.

00:19:51 --> 00:19:55: A square foot is the analysis that our group did,

00:19:55 --> 00:19:58: and working with the city is here and I just

00:19:58 --> 00:20:02: like to highlight that the collaboration point that Tom made

00:20:02 --> 00:20:05: was huge on this analysis and included all kinds of

00:20:05 --> 00:20:08: professionals. And not only in real estate,

00:20:08 --> 00:20:11: but also at the city and other cities,

00:20:11 --> 00:20:14: and analyzing a program that we think might actually move

00:20:14 --> 00:20:17: the needle on creating vibrancy in the downtown.

00:20:17 --> 00:20:18: But we need a lot,

00:20:18 --> 00:20:22: lot of other things to happen to.

00:20:22 --> 00:20:24: Susan, I want to turn to you next and can

00:20:24 --> 00:20:26: you just give us a a bit of orendo?

00:20:26 --> 00:20:29: My guess is you would you would know the inventory

00:20:29 --> 00:20:33: of downtown buildings and the vacancy rate and the kinds

00:20:33 --> 00:20:35: of buildings we have downtown.

00:20:35 --> 00:20:37: Maybe better than anybody else in the city.

00:20:37 --> 00:20:39: Give us a a little bit of a snapshot of

00:20:39 --> 00:20:43: what our downtown really looks like in terms of commercial

00:20:43 --> 00:20:46: office space and maybe some of your thoughts about

00:20:46 --> 00:20:50: converting

00:20:46 --> 00:20:50: some of that to residential and or other kinds of

00:20:50 --> 00:20:51: uses.

00:20:51 --> 00:20:52: Yes, and Calgary is ahead.

00:20:52 --> 00:20:56: Office city. We punch far above our weight for other

00:20:56 --> 00:20:57: cities.

00:20:57 --> 00:20:58: If we look at other,

00:20:58 --> 00:21:02: you know the five other major cities in Canada.

00:21:02 --> 00:21:06: They all run somewhere between 2 and 3,000,000 square

00:21:06 --> 00:21:11: feet

00:21:06 --> 00:21:11: per 100,000 people a population Calgary's it's 5,000,000

00:21:11 --> 00:21:12: square feet

00:21:11 --> 00:21:12: per 100,000.

00:21:12 --> 00:21:16: We are a office based employment city so that really  
00:21:16 --> 00:21:17: does impact us.  
00:21:17 --> 00:21:22: So when we start talking about really high vacancy.  
00:21:22 --> 00:21:26: It's because we're coming from a place of a lot  
00:21:26 --> 00:21:27: of office space.  
00:21:27 --> 00:21:30: Now a lot of people want to talk about there  
00:21:30 --> 00:21:30: being,  
00:21:30 --> 00:21:33: you know, one end three buildings being empty.  
00:21:33 --> 00:21:35: Now with you know 30%  
00:21:35 --> 00:21:38: office vacancy rate? Well, that's not quite true.  
00:21:38 --> 00:21:42: It's pretty evenly distributed across the entire spectrum.  
00:21:42 --> 00:21:45: There's only five empty buildings in downtown Calgary.  
00:21:45 --> 00:21:48: There's another nine that maybe have 75%  
00:21:48 --> 00:21:52: plus vacancy. But we track 170 buildings over 20,000 square  
00:21:52 --> 00:21:52: feet,  
00:21:52 --> 00:21:56: so we're not talking about a large number of buildings  
00:21:56 --> 00:21:58: with really high vacancy.  
00:21:58 --> 00:22:03: But 30% vacancy is still unheard of in a modern  
00:22:03 --> 00:22:05: major office market.  
00:22:05 --> 00:22:07: So.  
00:22:07 --> 00:22:10: I like to talk about the concept when we talk  
00:22:10 --> 00:22:12: about the future of cities.  
00:22:12 --> 00:22:15: The 15 minute city. How do we make that complete  
00:22:15 --> 00:22:17: community for everyone that lives,  
00:22:17 --> 00:22:19: works and plays in an area?  
00:22:19 --> 00:22:21: So that's not just the office space.  
00:22:21 --> 00:22:23: That's not just the residential.  
00:22:23 --> 00:22:25: How do we have the services,  
00:22:25 --> 00:22:28: the retail, the recreation, the arts and culture?  
00:22:28 --> 00:22:31: The government services?  
00:22:31 --> 00:22:36: Everything that you need within a 15 minute radius.  
00:22:36 --> 00:22:38: So a lot of people want to talk about.  
00:22:38 --> 00:22:40: Let's go from 100% office to 100%  
00:22:40 --> 00:22:43: residential. That doesn't have to be the case.  
00:22:43 --> 00:22:45: It could be a spectrum of things in a single  
00:22:45 --> 00:22:46: building,  
00:22:46 --> 00:22:48: so you could have a large array and that makes  
00:22:48 --> 00:22:52: them more complete community in one spot that helps attract  
00:22:52 --> 00:22:55: tenants that helps attract residents that helps attract visitors.  
00:22:55 --> 00:23:00: And then you create this community that doesn't just shut  
00:23:00 --> 00:23:03: down and roll up the carpet at 5:00 o'clock.  
00:23:03 --> 00:23:06: One of the points I've always been making because in

00:23:06 --> 00:23:08: my presentations I get asked a lot.  
 00:23:08 --> 00:23:11: What do we do with all this office space in  
 00:23:11 --> 00:23:13: downtown Calgary and I always suggest,  
 00:23:13 --> 00:23:16: well, the first thing we should do is stop referring  
 00:23:16 --> 00:23:18: it to as as office space and just call it  
 00:23:18 --> 00:23:21: space because as long as we use the term office  
 00:23:21 --> 00:23:23: space, which I know automatically,  
 00:23:23 --> 00:23:26: we all do. But if we call it office space,  
 00:23:26 --> 00:23:28: we kind of mentally lock ourselves into this.  
 00:23:28 --> 00:23:31: This idea that we're going to re fill all that  
 00:23:31 --> 00:23:33: space with cubicles of office workers.  
 00:23:33 --> 00:23:36: Like it looked like maybe in 2014 or or you  
 00:23:36 --> 00:23:38: know 1997 or whatever it was.  
 00:23:38 --> 00:23:40: But if we just call it space I think it  
 00:23:40 --> 00:23:43: opens us up to all sorts of new possibilities.  
 00:23:43 --> 00:23:46: Jim, I want to turn to you from that post.  
 00:23:46 --> 00:23:50: Secondary education viewpoint. What are some of your  
 thoughts about  
 00:23:50 --> 00:23:52: what we can do with this space?  
 00:23:52 --> 00:23:56: And maybe how does postsecondary play a part in that?  
 00:23:56 --> 00:24:01: Thanks, Todd. I think most secondary represents that that  
 that  
 00:24:01 --> 00:24:03: shake up of the mixed use.  
 00:24:03 --> 00:24:07: It really allows that that nine to five,  
 00:24:07 --> 00:24:10: 5 to 9 minor concept that that that you can  
 00:24:10 --> 00:24:15: imagine students coming into a particular set of programs  
 and  
 00:24:15 --> 00:24:18: then at the end of the day they use the  
 00:24:18 --> 00:24:23: amenities of the downtown to create collision spaces for all  
 00:24:23 --> 00:24:24: sorts of things,  
 00:24:24 --> 00:24:28: including much NER. Activities and so forth.  
 00:24:28 --> 00:24:31: And so I think that what postsecondary dozen YS ADT  
 00:24:31 --> 00:24:34: is located down here is that we want to.  
 00:24:34 --> 00:24:37: We want to transform it from that nine to five,  
 00:24:37 --> 00:24:40: five to nine concept because that's how students who live  
 00:24:40 --> 00:24:41: and work.  
 00:24:41 --> 00:24:45: They they? They don't. They don't follow the same rules  
 00:24:45 --> 00:24:47: that you and I do in in in our typical  
 00:24:47 --> 00:24:49: version of of what a day looks like,  
 00:24:49 --> 00:24:52: I think they blow apart the day and create some  
 00:24:52 --> 00:24:54: amazing opportunities.  
 00:24:54 --> 00:24:57: But they're also what we've really like to see.  
 00:24:57 --> 00:25:00: Is that there? There's a creativity there in terms of

00:25:00 --> 00:25:03: what space actually is that we want to test.  
 00:25:03 --> 00:25:05: So the school, for example,  
 00:25:05 --> 00:25:08: let's say 15 and valley and some of the folks  
 00:25:08 --> 00:25:08: downtown,  
 00:25:08 --> 00:25:11: they're going to create those popups.  
 00:25:11 --> 00:25:14: They're going to create those examples of innovation at the  
 00:25:15 --> 00:25:18: ground floor that that the average person starts to go.  
 00:25:18 --> 00:25:20: OK, that's what a city can feel like,  
 00:25:20 --> 00:25:25: and I think that our entrepreneurial students that people coming  
 00:25:25 --> 00:25:28: out of school for advanced digital technology.  
 00:25:28 --> 00:25:31: Like are are going to be those experimenter's because we  
 00:25:31 --> 00:25:32: need new ideas.  
 00:25:32 --> 00:25:35: I really love your point taught about the notion of  
 00:25:35 --> 00:25:38: calling it office space puts you in a box to  
 00:25:38 --> 00:25:39: begin with,  
 00:25:39 --> 00:25:41: whether S, ADT or SAD or Bold Valley is going  
 00:25:42 --> 00:25:44: to be up on the 35th floor of the tower.  
 00:25:44 --> 00:25:46: I don't think so, but I think what we can  
 00:25:47 --> 00:25:49: do is be an example of the garage concept that  
 00:25:49 --> 00:25:52: that you're going to see and and I'm looking.  
 00:25:52 --> 00:25:56: I'm really looking forward to and I'm counting on our  
 00:25:56 --> 00:25:58: schools and others give me that.  
 00:25:58 --> 00:25:59: Innovative.  
 00:26:01 --> 00:26:05: Garage if you will have examples of new ideas.  
 00:26:05 --> 00:26:07: Now I do want to get to the vibrancy in  
 00:26:08 --> 00:26:09: the arts and culture,  
 00:26:09 --> 00:26:12: so we're going to pull Nicholas and Sophie into this  
 00:26:12 --> 00:26:12: very,  
 00:26:12 --> 00:26:15: very soon, I promise. But before we do that,  
 00:26:15 --> 00:26:17: I actually want to turn to James and ask a  
 00:26:18 --> 00:26:20: question sort of the dollars and sense of this.  
 00:26:20 --> 00:26:22: How do you make money?  
 00:26:22 --> 00:26:24: What's what's the return on investment?  
 00:26:24 --> 00:26:28: Why should investors be drawn to the greater downtown  
 00:26:28 --> 00:26:30: plan?  
 00:26:28 --> 00:26:30: And how can we? You don't sort of make that  
 00:26:30 --> 00:26:31: case that there is.  
 00:26:31 --> 00:26:36: There's money to be made in a transformation o'll downtown.  
 00:26:36 --> 00:26:39: Well, I think that's a great question.  
 00:26:39 --> 00:26:43: I think a lot of it has to do with.  
 00:26:43 --> 00:26:45: You know who the investors were trying to attract?

00:26:45 --> 00:26:48: I mean, a lot of the downtown is currently owned  
 00:26:48 --> 00:26:49: by a lot of institutional investors,  
 00:26:49 --> 00:26:52: so a lot of this from a property perspective.  
 00:26:52 --> 00:26:53: It's already it's owned by somebody,  
 00:26:53 --> 00:26:56: and they're not necessarily based in Calgary.  
 00:26:56 --> 00:26:59: And of course that introduces different dynamics in terms of.  
 00:26:59 --> 00:27:03: How entities are looking at their real estate portfolio,  
 00:27:03 --> 00:27:06: how they look at Calgary as a part of that.  
 00:27:06 --> 00:27:09: But of course we also have a lot of local  
 00:27:09 --> 00:27:10: investors to.  
 00:27:10 --> 00:27:13: I mean, Greg and Aspen are good example of that.  
 00:27:13 --> 00:27:16: I think in terms of attracting businesses to occupy those  
 00:27:16 --> 00:27:17: spaces.  
 00:27:17 --> 00:27:21: That really is obviously the focus and I think.  
 00:27:21 --> 00:27:24: First time I think we should acknowledge that we already  
 00:27:24 --> 00:27:26: starting to do that.  
 00:27:26 --> 00:27:29: I think that we are seeing some of these tech  
 00:27:29 --> 00:27:32: companies now coming into Calgary so that the needle is  
 00:27:32 --> 00:27:33: starting to move.  
 00:27:33 --> 00:27:36: I think it's just a slow move and I think  
 00:27:36 --> 00:27:39: frankly that is likely going to be our reality for  
 00:27:39 --> 00:27:42: for awhile and I think that the key is we  
 00:27:42 --> 00:27:46: can't give up. Hope you have to keep pushing forward.  
 00:27:46 --> 00:27:50: I think the thing to acknowledge is or really recognizes  
 00:27:50 --> 00:27:51: this is a 10 year plan.  
 00:27:51 --> 00:27:55: 10 years we hope to effectively undo or or perhaps  
 00:27:55 --> 00:27:58: steer the Titanic of sort of 5060 years.  
 00:27:58 --> 00:28:03: As Susan mentioned. Effectively purpose built over that  
 00:28:03 --> 00:28:05: period of  
 00:28:03 --> 00:28:05: time through a series of busts.  
 00:28:05 --> 00:28:09: A massive amount of office of office space,  
 00:28:09 --> 00:28:11: so I think there's no real.  
 00:28:11 --> 00:28:14: Honestly, I think there's a lot of magic to it.  
 00:28:14 --> 00:28:18: I think you know we're already doing some of these  
 00:28:18 --> 00:28:19: things.  
 00:28:19 --> 00:28:20: We, you know, we've got.  
 00:28:20 --> 00:28:24: We've got the. We've got some of the world class  
 00:28:24 --> 00:28:25: architecture we've got.  
 00:28:25 --> 00:28:27: You know, the peace bridge.  
 00:28:27 --> 00:28:31: We thought the private sector is already starting to do  
 00:28:31 --> 00:28:31: it,  
 00:28:31 --> 00:28:33: and you know, we we see &

00:28:33 --> 00:28:37: We see Heinz first building some of it's already happening.

00:28:37 --> 00:28:41: I think it's putting together a number of pieces including

00:28:41 --> 00:28:42: residential conversion,

00:28:42 --> 00:28:45: and to my mind, that's not the only piece to

00:28:45 --> 00:28:48: collectively start to shift our downtown.

00:28:48 --> 00:28:51: I think the other pieces.

00:28:51 --> 00:28:54: I think we have to actually stop.

00:28:54 --> 00:28:57: I've seen a lot of references lately to calling our

00:28:57 --> 00:28:59: downtown hollowed out.

00:28:59 --> 00:29:03: And I actually don't think our downtown core is necessarily

00:29:03 --> 00:29:03: hollowed out.

00:29:03 --> 00:29:06: In fact, that term, I believe right now,

00:29:06 --> 00:29:08: is being misused. Usually used to see it in sort

00:29:09 --> 00:29:11: of the 5060 you think urban renewal that isn't our

00:29:11 --> 00:29:12: downtown.

00:29:12 --> 00:29:15: I do believe our downtown has very strong base from

00:29:15 --> 00:29:16: which to start,

00:29:16 --> 00:29:19: and they think that forms part of the narrative when

00:29:19 --> 00:29:22: we're trying to attract those investors that if you look

00:29:22 --> 00:29:24: at our greater downtown,

00:29:24 --> 00:29:25: which the city's plan does,

00:29:25 --> 00:29:28: and I think we have to always keep that in

00:29:28 --> 00:29:28: mind too.

00:29:28 --> 00:29:32: Susan talked about that. 15 minutes.

00:29:32 --> 00:29:35: Downtown, a lot of our downtown is a 15 minute

00:29:35 --> 00:29:38: downtown because once you look at the greater downtown

00:29:38 --> 00:29:41: then

00:29:41 --> 00:29:44: you are bringing in those those areas that are amenity

00:29:44 --> 00:29:45: rich and in many cases you know it's a great

00:29:45 --> 00:29:47: point.

00:29:45 --> 00:29:47: 1824 hour parts of our city and they're very close

00:29:48 --> 00:29:49: to our downtown core,

00:29:49 --> 00:29:52: so reinforcing those connections and then also you know

00:29:52 --> 00:29:54: using

00:29:52 --> 00:29:54: that to say OK investors,

00:29:54 --> 00:29:57: we do have these. If you look at our greater

00:29:57 --> 00:29:59: downtown we have a lot to offer.

00:29:59 --> 00:30:02: It's not just the core.

00:30:02 --> 00:30:05: Greg, as another as the other sort of developer on

00:30:05 --> 00:30:05: the panel.

00:30:05 --> 00:30:07: What are some of your thoughts?

00:30:07 --> 00:30:10: What are maybe some of the challenges or opportunities you

00:30:11 --> 00:30:13: see around investing in downtown Calgary?

00:30:13 --> 00:30:17: Maybe especially the city of it's a long game.

00:30:17 --> 00:30:20: Yeah, that certainly on the challenge side of things.

00:30:20 --> 00:30:24: I was talking to a broker recently who surveyed the

00:30:24 --> 00:30:27: top of the large 10 largest owners of real estate

00:30:27 --> 00:30:29: in downtown and asked three,

00:30:29 --> 00:30:32: you know, three questions are you?

00:30:32 --> 00:30:36: Comfortable with your position. Would you like to reduce your

00:30:36 --> 00:30:40: position in downtown Calgary or you're fired and nine out

00:30:40 --> 00:30:43: of 10 said we'd like to reduce our position in

00:30:43 --> 00:30:46: downtown and the one one said that they're comfortable in

00:30:46 --> 00:30:47: that position.

00:30:47 --> 00:30:51: So I think they're in mainly the opportunity that many

00:30:51 --> 00:30:53: of them are institutional owners,

00:30:53 --> 00:30:57: probably not from Calgary, or they know they're not getting

00:30:57 --> 00:30:58: their head office.

00:30:58 --> 00:31:03: Certainly wouldn't be here, but summer are Albertan

00:31:03 --> 00:31:06: companies.

00:31:06 --> 00:31:09: And they it's hard to make those decisions to invest

00:31:09 --> 00:31:10: when you don't see a light at the end of

00:31:10 --> 00:31:12: the tunnel.

00:31:12 --> 00:31:14: The great thing about this plan,

00:31:14 --> 00:31:18: and why I think we can turn some heads and

00:31:18 --> 00:31:21: get them excited as well as other new investors is

00:31:21 --> 00:31:23: the plan is to eliminate 6,000,000 square feet of office

00:31:23 --> 00:31:26: space over the next 10 years.

00:31:26 --> 00:31:27: And if you reduce if you take the vacancy rate

00:31:27 --> 00:31:30: from 30%

00:31:30 --> 00:31:33: down to less than 1513 or 12 is our analysis

00:31:33 --> 00:31:36: through the program that we're talking about.

00:31:36 --> 00:31:37: Now you've got a rebound in values of the real

00:31:37 --> 00:31:41: estate leftover,

00:31:41 --> 00:31:43: which helps pay, which will pay for this entire program

00:31:43 --> 00:31:46: to quite interesting Lee,

00:31:46 --> 00:31:50: so I think that's got people pausing and saying,

00:31:50 --> 00:31:53: wait a minute. We're feeling the diversification in this

00:31:53 --> 00:31:57: economy.

00:31:57 --> 00:31:58: We're seeing these tech companies come in.

00:31:58 --> 00:32:00: We're seeing the digitisation of all businesses and look at

00:32:00 --> 00:32:04: Vancouver.

00:32:04 --> 00:32:06: Look at Montreal. Look at Toronto.

00:32:06 --> 00:32:08: It's been those tech businesses that have been driving.

00:32:08 --> 00:32:10: The the growth and jobs,

00:32:06 --> 00:32:08: and that's the opportunity Calgary has.

00:32:08 --> 00:32:11: It feels like we're at the bottom and it's occurring

00:32:11 --> 00:32:14: and it's wish we wish it would happen sooner.

00:32:14 --> 00:32:16: But the downtown being a live work play,

00:32:16 --> 00:32:20: exciting place to track those talent that talent most businesses

00:32:20 --> 00:32:24: when we start seeing coming then the investors will come.

00:32:24 --> 00:32:28: Both institutional, private, local otherwise.

00:32:28 --> 00:32:31: No, the last two panelists haven't had a chance to

00:32:31 --> 00:32:32: us anything,

00:32:32 --> 00:32:35: and I feel awful because in fact they are there.

00:32:35 --> 00:32:37: One of them isn't even from Calgary and the other

00:32:37 --> 00:32:40: one is probably the newest Calgary on the panel.

00:32:40 --> 00:32:43: So kind of ungracious of me to leave you 2

00:32:43 --> 00:32:44: to the to the to speak last,

00:32:44 --> 00:32:48: but I'm going to start actually first with Sophie now

00:32:48 --> 00:32:51: Sofia really interesting person to me because Copenhagen is one

00:32:51 --> 00:32:54: of my favorite cities in the world and San Francisco

00:32:54 --> 00:32:57: would have to be on my top ten list.

00:32:57 --> 00:33:00: And I don't know how much time you've spent in

00:33:00 --> 00:33:00: Calgary,

00:33:00 --> 00:33:04: but give me just some of your impressions about Calgary

00:33:04 --> 00:33:07: and then also a question from the chat room already

00:33:07 --> 00:33:07: for Sophie.

00:33:07 --> 00:33:10: Examples of other cities that have recovered.

00:33:10 --> 00:33:15: Maybe like Calgary, from such a large amount of vacancy.

00:33:15 --> 00:33:19: Are there some examples that you can walk us through?

00:33:19 --> 00:33:22: Yes, thank you, Todd and.

00:33:22 --> 00:33:24: I wanna just circle back,

00:33:24 --> 00:33:27: you know, a lot of the topics and that the

00:33:28 --> 00:33:32: other panelists have already brought up are very critical.

00:33:32 --> 00:33:36: The you know the 15 minutes city concept was mentioned.

00:33:36 --> 00:33:39: That's very much sort of in line with the time,

00:33:39 --> 00:33:41: and you know the livable city,

00:33:41 --> 00:33:45: the vibrant city, the 18 hour city.

00:33:45 --> 00:33:48: And I think this this component of live work is

00:33:48 --> 00:33:52: is really critical and it's really critical to start somewhere

00:33:52 --> 00:33:55: where we believe there is is an existing market like

00:33:55 --> 00:33:58: the same students.

00:33:58 --> 00:34:04: And and in that, it's important to think about doing.

00:34:04 --> 00:34:10: Qualitative and market analysis to really understand what this target

00:34:10 --> 00:34:16: audience and needs to actually inhabit downtown to potentially become

00:34:16 --> 00:34:20: drivers of converting some of these office spaces.

00:34:20 --> 00:34:26: Anne on the topic of recovery.

00:34:26 --> 00:34:29: Obviously right now a lot of a lot of cities

00:34:29 --> 00:34:33: are seeing an vacancies as as we have gone through

00:34:33 --> 00:34:36: the pandemic and a lot of people are working from

00:34:36 --> 00:34:40: home and continuing to working to work from home.

00:34:40 --> 00:34:43: Even though that we are sending to come out of

00:34:44 --> 00:34:45: there and endemic.

00:34:45 --> 00:34:48: So I think this is a really critical component to

00:34:48 --> 00:34:51: to address as well that you know,

00:34:51 --> 00:34:55: mixed use downtown is about more than just thinking that

00:34:55 --> 00:34:56: we have.

00:34:56 --> 00:34:59: Officers, we have amenities. We have residential.

00:34:59 --> 00:35:02: We need to think about radical mixed use.

00:35:02 --> 00:35:07: We need to think about stacking different kinds of functions

00:35:07 --> 00:35:11: within the same feelings within the same blocks.

00:35:11 --> 00:35:15: Being more resilient and environments.

00:35:15 --> 00:35:23: So that's some some critical pieces in terms of examples.

00:35:23 --> 00:35:24: One city city that I like to bring up,

00:35:24 --> 00:35:28: which is also one of my favorite cities is Melbourne.

00:35:28 --> 00:35:31: Now Melbourne used to be a dormant city and I

00:35:31 --> 00:35:35: want to say to the point made earlier as well

00:35:35 --> 00:35:37: by one of the other panelists.

00:35:37 --> 00:35:41: You know, Calgary downtown is not dead.

00:35:41 --> 00:35:44: Calgary Downtown has a lot of amazing amenities.

00:35:44 --> 00:35:48: It has 95 workforce which I know has been impacted

00:35:48 --> 00:35:49: by the pandemic,

00:35:49 --> 00:35:53: but Melbourne was very much a donut city with very

00:35:53 --> 00:35:57: little happening downtown and I think it's interesting as a

00:35:57 --> 00:36:01: comparison to some of the topics were talking about.

00:36:01 --> 00:36:05: Now with with the students being the first movers,

00:36:05 --> 00:36:08: this was the case. In Melbourne,

00:36:08 --> 00:36:14: student housing and retail small scale retail in some of

00:36:14 --> 00:36:16: these you know.

00:36:16 --> 00:36:18: Inactive brown floors in the laneways,

00:36:18 --> 00:36:22: which has now become one of the main attractions of

00:36:22 --> 00:36:22: Melbourne,

00:36:22 --> 00:36:25: were the drivers of the first.

00:36:25 --> 00:36:28: The first conversion of the downtown to becoming what it

00:36:29 --> 00:36:29: is today,

00:36:29 --> 00:36:33: a truly livable city that multiple times has been listed.

00:36:33 --> 00:36:36: You know, as as one of the top ten and

00:36:36 --> 00:36:38: livable cities in the world.

00:36:40 --> 00:36:43: I think that you know during during the Steven Ave

00:36:44 --> 00:36:47: work I was lucky to visit Calgary many times my

00:36:47 --> 00:36:49: first time in Calgary.

00:36:49 --> 00:36:51: I was only four years old.

00:36:51 --> 00:36:54: I don't remember that very much except for the photos.

00:36:54 --> 00:36:58: I remember going to the Stampede.

00:36:58 --> 00:37:02: I have family in Edmonton so.

00:37:02 --> 00:37:06: I feel a connection with Calgary.

00:37:06 --> 00:37:09: During our work with the city and the CVI and

00:37:09 --> 00:37:10: many of you on there,

00:37:10 --> 00:37:14: Steven Ave work. I also got to first hand experience

00:37:14 --> 00:37:18: someones in many qualities at the downtown has and meet

00:37:18 --> 00:37:21: a lot of the people that are behind driving new

00:37:21 --> 00:37:25: business initiatives, new types of food experiences,

00:37:25 --> 00:37:28: a lot of things that are already in Calgary.

00:37:28 --> 00:37:31: You don't need to go somewhere else to find,

00:37:31 --> 00:37:34: but I think what's really critical is that.

00:37:34 --> 00:37:39: This collaboration between the city and the private sector is

00:37:39 --> 00:37:42: enhanced and I think one of the things that is

00:37:42 --> 00:37:45: brought up in the downtown plan and maybe this you

00:37:45 --> 00:37:49: know, is something to for Tom to elaborate on.

00:37:49 --> 00:37:52: This is that you know the city really sees himself

00:37:52 --> 00:37:54: as facilitators of change,

00:37:54 --> 00:38:00: and I think this is a critical component because.

00:38:00 --> 00:38:02: With two not two straight regulations,

00:38:02 --> 00:38:05: nothing happens, right? But we also need to be driving

00:38:06 --> 00:38:07: towards something,

00:38:07 --> 00:38:10: so someone needs to hold that long term vision and

00:38:10 --> 00:38:11: that you know,

00:38:11 --> 00:38:13: plan for what kind of city we want to be.

00:38:13 --> 00:38:16: What kind of city do we want Calgary to be?

00:38:16 --> 00:38:19: And then at the same time enable other people to

00:38:19 --> 00:38:19: Gia.

00:38:19 --> 00:38:23: Part of creating that change directly?

00:38:23 --> 00:38:29: Very direct participation is is a critical component.

00:38:29 --> 00:38:32: So finally, Nicholas as two questions for you,

00:38:32 --> 00:38:33: Nicholas and by the way,

00:38:33 --> 00:38:37: Full disclosure to everybody. I sit on the board of

00:38:37 --> 00:38:38: the Glenbow Museum,

00:38:38 --> 00:38:41: so I'm kind of wanting Nicholas is bosses,  
00:38:41 --> 00:38:43: but.  
00:38:43 --> 00:38:46: Is not an objective conversation.  
00:38:46 --> 00:38:48: So good that you can be with us,  
00:38:48 --> 00:38:52: Nicholas. I want to see two questions as a relatively  
00:38:52 --> 00:38:55: new Calgary and I mean you're from Vancouver.  
00:38:55 --> 00:38:58: Originally you spent most of your kind of working career  
00:38:58 --> 00:39:00: in Washington and in Massachusetts,  
00:39:00 --> 00:39:03: and you came to Calgary about a year and a  
00:39:03 --> 00:39:04: half ago two years ago,  
00:39:04 --> 00:39:08: right? Was your impression of Calgary when you arrived in  
00:39:09 --> 00:39:12: in 2019 and then also talk about how the Glenbow  
00:39:12 --> 00:39:16: and some of the really exciting things that are happening  
00:39:16 --> 00:39:19: there are going to be a integral part of the  
00:39:19 --> 00:39:21: revitalization of downtown?  
00:39:21 --> 00:39:24: Sure, I'm happy to Todd and I at the risk  
00:39:24 --> 00:39:26: of creating an even less controversial panel.  
00:39:26 --> 00:39:30: I basically agree with everything that I've heard here so  
00:39:30 --> 00:39:30: far,  
00:39:30 --> 00:39:32: although I am learning lots of new terms,  
00:39:32 --> 00:39:34: I like Donut City. That's it.  
00:39:34 --> 00:39:35: That's a new one to me,  
00:39:35 --> 00:39:37: but I I, I totally think it makes sense.  
00:39:37 --> 00:39:41: My impression upon arriving in Calgary in 2019 was that  
00:39:41 --> 00:39:43: there was a lot of hand wringing going on about  
00:39:43 --> 00:39:44: this very subject,  
00:39:44 --> 00:39:47: and maybe it's because I come from an entirely different  
00:39:48 --> 00:39:48: field.  
00:39:48 --> 00:39:50: I'm not an economist, I'm not.  
00:39:50 --> 00:39:52: I don't. I'm not in in real estate.  
00:39:52 --> 00:39:53: I'm not in the city.  
00:39:53 --> 00:39:55: I'm trained in the history of objects,  
00:39:55 --> 00:39:57: and so I think of cities as objects and I  
00:39:57 --> 00:40:00: think of it from maybe a slightly different perspective,  
00:40:00 --> 00:40:03: which is that we're all talking right now about a  
00:40:03 --> 00:40:06: very large artifact that we created over the last,  
00:40:06 --> 00:40:08: mostly over the last 50 years.  
00:40:08 --> 00:40:10: And we're asking ourselves, how do we work with this  
00:40:10 --> 00:40:13: artifact in such a way that's constructive to our community?  
00:40:13 --> 00:40:15: For the next 50 years?  
00:40:15 --> 00:40:17: And I think if we remember that those buildings can  
00:40:17 --> 00:40:19: be anything we want them to be,

00:40:19 --> 00:40:21: we can do anything we want to them.

00:40:21 --> 00:40:24: So we may look at them aesthetically and say,

00:40:24 --> 00:40:26: Oh well, that's an office tower.

00:40:26 --> 00:40:28: But Aspen has reminded all of us with buildings like

00:40:28 --> 00:40:31: the Edison that an office tower doesn't have to be

00:40:31 --> 00:40:34: an office tower just because the exterior appears to be

00:40:34 --> 00:40:37: something that we wanted it to be in 1970 doesn't

00:40:37 --> 00:40:39: mean we have to use it like that in 2040.

00:40:39 --> 00:40:42: And so if we consider this to be an artifact,

00:40:42 --> 00:40:44: I think we can put it in a broader context,

00:40:44 --> 00:40:47: which is to say. That the the exercise that a

00:40:47 --> 00:40:50: lot of Western cities went through over the course of

00:40:50 --> 00:40:51: the 20th century.

00:40:51 --> 00:40:54: Let's say starting in the 1920s in New York and

00:40:54 --> 00:40:58: going obviously all the way to Melbourne over the course

00:40:58 --> 00:40:59: of the 20th century.

00:40:59 --> 00:41:02: We went through this process of trying to silo our

00:41:02 --> 00:41:04: behavior so that we lived in one box.

00:41:04 --> 00:41:07: We worked in another box and we bought cars to

00:41:07 --> 00:41:10: transit between those places where we wanted to spend our

00:41:10 --> 00:41:10: time.

00:41:10 --> 00:41:14: But that whole arrangements. That whole dynamic is actually

00:41:15 --> 00:41:17: counter

00:41:17 --> 00:41:20: to what we know has made city successful for.

00:41:20 --> 00:41:23: Ends of years, which is the proximity.

00:41:23 --> 00:41:27: And the next years and all of the great terminology

00:41:27 --> 00:41:27: that people are using here to describe communities where

00:41:27 --> 00:41:30: you're

00:41:30 --> 00:41:35: familiar,

00:41:35 --> 00:41:37: you're familiar relationships or social relationships,

00:41:37 --> 00:41:40: your business, relationships, economic relationships are all

00:41:40 --> 00:41:41: intertwined and meshed

00:41:41 --> 00:41:44: not only in how you engage them day by day

00:41:44 --> 00:41:46: but also in proximity and so really what we did

00:41:46 --> 00:41:48: in the 20th century really.

00:41:48 --> 00:41:52: It as a response to the transportation that was being

00:41:52 --> 00:41:53: invented did us a disservice.

00:41:53 --> 00:41:55: Perhaps in that it put us in this position,

00:41:55 --> 00:41:57: but we're only talking about 100 years versus 5000 years

00:41:57 --> 00:42:00: of city building.

00:41:57 --> 00:42:00: And I think that we have it within ourselves to

00:41:57 --> 00:42:00: counteract the short arc of that narrative,

00:41:57 --> 00:42:00: and we can bring ourselves back around to the longer

00:42:00 --> 00:42:01: arc of that narrative.

00:42:01 --> 00:42:03: So that's I I see this as a as a

00:42:03 --> 00:42:04: short term problem.

00:42:04 --> 00:42:06: If we look at the bigger picture,

00:42:06 --> 00:42:08: and I don't doubt that we have the expertise and

00:42:08 --> 00:42:11: the knowledge and the wherewithal to figure out how to

00:42:11 --> 00:42:14: rip those buildings up and turn them into spaces that,

00:42:14 --> 00:42:16: even if they look the same on the exterior or

00:42:16 --> 00:42:18: essentially community centers,

00:42:18 --> 00:42:20: homes, businesses, schools, art museums,

00:42:20 --> 00:42:23: whatever they may be on the interior and will be

00:42:23 --> 00:42:24: fine.

00:42:24 --> 00:42:26: And you ask the second question about Glenbow.

00:42:26 --> 00:42:28: Thank you very much.

00:42:28 --> 00:42:31: It's there before you get onto the Glenbow.

00:42:31 --> 00:42:34: I think it's really interesting that both Sophia Nicholas,

00:42:34 --> 00:42:37: the non Calgarian and the newest Calgary and I think

00:42:37 --> 00:42:40: you bring an optimism that you know the rest of

00:42:40 --> 00:42:42: Calgary sometimes lacks.

00:42:42 --> 00:42:44: Not not the people on this panel,

00:42:44 --> 00:42:47: but sometimes they think that you know other Calgarians I

00:42:47 --> 00:42:48: talked to.

00:42:48 --> 00:42:51: They were the ones that seem kinda hopeless about

00:42:51 --> 00:42:53: downtown.

00:42:51 --> 00:42:53: You know, I never go there.

00:42:53 --> 00:42:54: Why would I go there?

00:42:54 --> 00:42:56: I don't care about this plan,

00:42:56 --> 00:42:58: you know, like forget it all.

00:42:58 --> 00:42:59: But here I hear some.

00:42:59 --> 00:43:02: Very hopeful and very optimistic sentiment,

00:43:02 --> 00:43:05: so thanks for that. But yeah Nicholas,

00:43:05 --> 00:43:07: I have I. I'd like to respond to that Todd

00:43:07 --> 00:43:10: because and I know you have a panel of like

00:43:10 --> 00:43:12: 8 or 9 optimists here,

00:43:12 --> 00:43:15: but I think it's important to remember that no matter

00:43:15 --> 00:43:16: what city you're in,

00:43:16 --> 00:43:19: downtown always belongs to everybody,

00:43:19 --> 00:43:22: right? So it doesn't matter where it is geographically,

00:43:22 --> 00:43:26: it doesn't matter where you live in relation to it.

00:43:26 --> 00:43:29: It is something that is there for everybody so that

00:43:29 --> 00:43:30: I know.

00:43:30 --> 00:43:32: And everyone of you knows that even if you live

00:43:32 --> 00:43:34: in in at the furthest afield,  
 00:43:34 --> 00:43:37: weather in Tuscany or down where I live in Lake  
 00:43:37 --> 00:43:37: Bonavista,  
 00:43:37 --> 00:43:40: Steven Ave belongs to you and you have just as  
 00:43:40 --> 00:43:43: much right as every other Calgarian to walk down that  
 00:43:43 --> 00:43:46: street and take ownership of that civic space.  
 00:43:46 --> 00:43:48: And it's important that transit gets you there.  
 00:43:48 --> 00:43:51: It's important that you not be relying on a car  
 00:43:51 --> 00:43:52: to get there.  
 00:43:52 --> 00:43:55: It's important that you have equitable physical access to it,  
 00:43:55 --> 00:43:57: but we all enjoy that access to it.  
 00:43:57 --> 00:44:00: And that's why I mean just to give you a  
 00:44:00 --> 00:44:01: very clear example.  
 00:44:01 --> 00:44:03: That's why it was so important when we had this  
 00:44:03 --> 00:44:06: conversation of glenbeulah dozen years ago,  
 00:44:06 --> 00:44:08: long before my time, we decided not to leave downtown.  
 00:44:08 --> 00:44:10: There was an active conversation.  
 00:44:10 --> 00:44:13: This building isn't working. This building is ugly.  
 00:44:13 --> 00:44:14: It does. It's not functional.  
 00:44:14 --> 00:44:17: It's starting to breakdown. Do you abandon that?  
 00:44:17 --> 00:44:19: Do you go to a Greenfield somewhere and build a  
 00:44:20 --> 00:44:21: brand new shiny museum?  
 00:44:21 --> 00:44:23: No, we decided we need to stay where we are  
 00:44:23 --> 00:44:26: because that offers equitable access to people from  
 00:44:26 --> 00:44:27: wherever they  
 00:44:26 --> 00:44:27: come from.  
 00:44:27 --> 00:44:30: To reach these resources. And so you you can't give  
 00:44:30 --> 00:44:32: up on downtown because it's everyone's.  
 00:44:32 --> 00:44:34: And not everyone will give up if some people are  
 00:44:34 --> 00:44:35: pessimistic,  
 00:44:35 --> 00:44:38: will bring them around. So walk us through a little  
 00:44:38 --> 00:44:39: bit of the plan.  
 00:44:39 --> 00:44:42: I think most of the people on the panel are  
 00:44:42 --> 00:44:43: familiar with the plan,  
 00:44:43 --> 00:44:46: but maybe not every listener is a briefly the vision  
 00:44:46 --> 00:44:48: for what's going to happen at the Glenbow.  
 00:44:48 --> 00:44:51: And then you, Nicholas, or anyone else can jump in  
 00:44:51 --> 00:44:54: because I want a springboard to talk about vibrancy,  
 00:44:54 --> 00:44:57: and I know Sophie will have a lot to say  
 00:44:57 --> 00:44:57: on this,  
 00:44:57 --> 00:44:58: and probably all of you.  
 00:44:58 --> 00:45:01: The vibrancy of downtown and maybe using art,

00:45:01 --> 00:45:04: culture and education to bring Jim back into it.  
 00:45:04 --> 00:45:05: How that is part of,  
 00:45:05 --> 00:45:08: you know, creating that vibrancy and how do we measure?  
 00:45:08 --> 00:45:11: How will we know when we're there?  
 00:45:11 --> 00:45:15: Toddworld the Glenbow revitalization is really a microcosm of this  
 00:45:15 --> 00:45:15: conversation,  
 00:45:15 --> 00:45:19: because although we're not an office building and we're not  
 00:45:19 --> 00:45:19: vacant,  
 00:45:19 --> 00:45:21: we are building. That's underutilized,  
 00:45:21 --> 00:45:24: underappreciated, and space is more private than public,  
 00:45:24 --> 00:45:25: which it should not be.  
 00:45:25 --> 00:45:28: And so, as the building has reached its 50 year  
 00:45:28 --> 00:45:28: mark,  
 00:45:28 --> 00:45:31: and as it's beginning to to fail at a more  
 00:45:31 --> 00:45:31: rapid rate,  
 00:45:31 --> 00:45:33: we realized we had to work on this.  
 00:45:33 --> 00:45:34: We had to renovate it.  
 00:45:34 --> 00:45:36: We had to strip it down to the core,  
 00:45:36 --> 00:45:39: which will start doing in the next year and really  
 00:45:39 --> 00:45:43: turn it into the more inclusive and more welcoming  
 Community  
 00:45:43 --> 00:45:44: space that we all deserve.  
 00:45:44 --> 00:45:47: But what we're also doing is exactly what you're all  
 00:45:47 --> 00:45:48: describing is saying.  
 00:45:48 --> 00:45:50: Here is an artifact of the past and early 1970s  
 00:45:51 --> 00:45:52: building that's not fully functioning.  
 00:45:52 --> 00:45:55: It's not equitable, it has it's back to the city,  
 00:45:55 --> 00:45:57: doesn't even have a front door.  
 00:45:57 --> 00:45:59: For God sakes, how do you turn this space into  
 00:45:59 --> 00:46:02: something that actually works for people and ensure that  
 we're  
 00:46:02 --> 00:46:05: contributing to that social and cultural infrastructure,  
 00:46:05 --> 00:46:08: which I think we all know in this conversation is  
 00:46:08 --> 00:46:10: what draws people to a community,  
 00:46:10 --> 00:46:11: so we've heard plenty of data,  
 00:46:11 --> 00:46:14: plenty of research over the last few years in Calgary.  
 00:46:14 --> 00:46:16: What is it going to take for somebody to move  
 00:46:16 --> 00:46:17: their business here?  
 00:46:17 --> 00:46:20: What is it gonna take for you to invest in  
 00:46:20 --> 00:46:20: this community?  
 00:46:20 --> 00:46:22: Well, my workers want something to do.  
 00:46:22 --> 00:46:25: They need. It's great that you have nice roads,

00:46:25 --> 00:46:27: but those roads have gotta go somewhere they've got to  
 00:46:27 --> 00:46:30: go to something that gives them a piece of the  
 00:46:30 --> 00:46:32: community that contributes to the whole person.  
 00:46:32 --> 00:46:34: I can't just be work and home and so contributing  
 00:46:34 --> 00:46:37: to that third place contributing to the place that creates  
 00:46:37 --> 00:46:40: the whole individual that educates the citizen that gives you  
 00:46:40 --> 00:46:43: entertainment, an RESP. ITE and Knowledge and context for  
 your  
 00:46:44 --> 00:46:44: life is what?  
 00:46:44 --> 00:46:48: Will create a space that people want to move to  
 00:46:48 --> 00:46:50: and want to invest in.  
 00:46:50 --> 00:46:53: And Jim to bring you in on that education institutions  
 00:46:53 --> 00:46:54: you know,  
 00:46:54 --> 00:47:01: campuses, polytechnics, universities. They're often vibrant  
 because there's usually a  
 00:47:01 --> 00:47:04: lot of students around talk a little bit about how  
 00:47:04 --> 00:47:08: seats presence downtown adds to vibrancy.  
 00:47:08 --> 00:47:12: Uh, there's there's there's no question about it in terms  
 00:47:12 --> 00:47:14: of a Nick Nicholas I want I want to just  
 00:47:14 --> 00:47:18: play back the comment that you made about this and  
 00:47:18 --> 00:47:20: this meshing of our lives,  
 00:47:20 --> 00:47:24: right students and an education or itself changing completely.  
 00:47:24 --> 00:47:28: We're reimagining the entire spectrum of lifelong learning,  
 00:47:28 --> 00:47:31: so the other thing just like we don't want to  
 00:47:31 --> 00:47:35: talk about office buildings we don't want to think about  
 00:47:35 --> 00:47:39: students only as 18 to 23 year year old human.  
 00:47:39 --> 00:47:42: Who's going to go inside a program inside the walls?  
 00:47:42 --> 00:47:45: But we want to think of students and learning and  
 00:47:45 --> 00:47:49: and that that connectivity to what's happening in our world  
 00:47:49 --> 00:47:53: as being open and transparent and life long and so  
 00:47:53 --> 00:47:56: thought, I think in that kind of breaking down,  
 00:47:56 --> 00:47:59: just like we're breaking down the idea of our live  
 00:47:59 --> 00:48:01: work and play into this team.  
 00:48:01 --> 00:48:05: This match, I think education is undergoing this exact same  
 00:48:05 --> 00:48:07: transition and I welcome.  
 00:48:07 --> 00:48:09: And so when you add back.  
 00:48:09 --> 00:48:11: When you add a new way of working and you  
 00:48:11 --> 00:48:15: had this transparency verification all the sudden you have  
 this  
 00:48:15 --> 00:48:18: soup vibrancy of of that it's really and again using  
 00:48:18 --> 00:48:20: Nicholas's concept, Doris Diskord maybe?  
 00:48:20 --> 00:48:23: I think I think I think by having the post  
 00:48:23 --> 00:48:26: secondary's down down here with their the ingredients.

00:48:26 --> 00:48:28: I don't know if they're the,

00:48:28 --> 00:48:30: you know they we have the answers right away.

00:48:30 --> 00:48:35: I can assure you those ingredients were getting interesting scoops

00:48:35 --> 00:48:39: and so that's that's kind of my thoughts on that

00:48:39 --> 00:48:39: so.

00:48:39 --> 00:48:42: This next question relates to vibrancy,

00:48:42 --> 00:48:45: of course, but it all has to do with Calgary's

00:48:45 --> 00:48:48: complicated relationship with the automobile.

00:48:48 --> 00:48:49: Now, as we all know,

00:48:49 --> 00:48:53: the way Calgary's downtown was sort of designed is that

00:48:53 --> 00:48:54: there's these.

00:48:54 --> 00:48:58: These freeways running east and West through downtown is that

00:48:58 --> 00:49:01: going to change is that an asset or a liability?

00:49:01 --> 00:49:05: Does the relationship with the car and downtown Calgary?

00:49:05 --> 00:49:07: Where do you see that going in the next 10

00:49:07 --> 00:49:08: years?

00:49:08 --> 00:49:12: Maybe we'll start with. Mom on that.

00:49:12 --> 00:49:14: Part one of it is one of the key questions

00:49:14 --> 00:49:18: because our I can't remember the percentage at the top

00:49:18 --> 00:49:18: of my head,

00:49:18 --> 00:49:21: but in terms of public space that the city controls

00:49:21 --> 00:49:24: and the public controls is it's in roadways and so

00:49:24 --> 00:49:27: we have this amazing inventory of land that can be

00:49:27 --> 00:49:30: used for whatever we want it to be used for.

00:49:30 --> 00:49:33: It it's it's the greater downtown plan has opened the

00:49:33 --> 00:49:36: conversation to say it can be used for many more

00:49:36 --> 00:49:38: things than the movement of vehicles.

00:49:38 --> 00:49:41: The discussion that we need to have now as a

00:49:41 --> 00:49:42: city as well.

00:49:42 --> 00:49:44: How do you? How do you reallocate that?

00:49:44 --> 00:49:47: On our on our priorities and it's is not always

00:49:47 --> 00:49:49: an easy conversation because many,

00:49:49 --> 00:49:52: many people are still living their lives in the current

00:49:52 --> 00:49:55: time frame and there's current conveniences while they know the

00:49:55 --> 00:49:56: world is changing,

00:49:56 --> 00:50:00: they don't necessarily want it to change dramatically right away,

00:50:00 --> 00:50:03: but there's because we have so many lanes of traffic

00:50:03 --> 00:50:04: there.

00:50:04 --> 00:50:07: I think we have some opportunities to move fairly quick,

00:50:07 --> 00:50:09: so I think you know what we're looking for is

00:50:09 --> 00:50:10: the city is.

00:50:10 --> 00:50:14: Where are those places that would make the biggest impact?

00:50:14 --> 00:50:16: Where we can make some intervention?

00:50:16 --> 00:50:19: Steven Avenues kind of no brainer for most Calgarians and

00:50:20 --> 00:50:22: I would say since Sophie's on the call to we

00:50:22 --> 00:50:26: will make that's where we will make some significant changes

00:50:26 --> 00:50:27: in a very short term.

00:50:27 --> 00:50:30: But there's much more we can do.

00:50:30 --> 00:50:33: I had a question recently kind of via social media

00:50:33 --> 00:50:35: about we've now made Repsol,

00:50:35 --> 00:50:38: our designated recreation facility for our downtown area.

00:50:38 --> 00:50:41: Well, how do you get people from from the downtown

00:50:42 --> 00:50:44: to Repsol without having to get in a car?

00:50:44 --> 00:50:46: You know what are the ways we can change the

00:50:46 --> 00:50:47: road?

00:50:47 --> 00:50:48: The road right of way mix?

00:50:48 --> 00:50:50: How can we add some cycle pathways?

00:50:50 --> 00:50:52: Some some pedestrian pathways? And how do you start to

00:50:52 --> 00:50:53: do that?

00:50:53 --> 00:50:56: So a lot of it's going to be about prioritization.

00:50:56 --> 00:51:00: I swear I think the community has some I'm I'm

00:51:00 --> 00:51:02: all ears listening to the panel now.

00:51:02 --> 00:51:05: Susan, I want to pull you into this and related

00:51:05 --> 00:51:07: in a way I guess to the car conversation.

00:51:07 --> 00:51:09: Well in some ways yes.

00:51:09 --> 00:51:11: In some ways no. But we also have a complicated

00:51:11 --> 00:51:14: relationship with our plus 15 system in Calgary.

00:51:14 --> 00:51:17: It's a bit of a love hate relationship with it.

00:51:17 --> 00:51:19: I think when it's minus 30 most of us I'm

00:51:19 --> 00:51:20: not going to lie.

00:51:20 --> 00:51:24: We love it. But I think everyone would also recognize

00:51:24 --> 00:51:26: what it's done to the streetscape of Calgary.

00:51:26 --> 00:51:28: From your perspective, you know,

00:51:28 --> 00:51:30: are there things we can do with it?

00:51:30 --> 00:51:33: We're not obviously going to remove them,

00:51:33 --> 00:51:36: but. Are there ways we can think differently about our

00:51:37 --> 00:51:39: plus 15 system in a more positive,

00:51:39 --> 00:51:42: constructive way?

00:51:42 --> 00:51:45: You need to think about the space as not just

00:51:45 --> 00:51:48: similar to how you said we have freeways running through

00:51:48 --> 00:51:49: downtown.

00:51:49 --> 00:51:52: The plus 15's need to be more than just moving

00:51:52 --> 00:51:55: people from point A to point B and maybe stopping

00:51:55 --> 00:51:58: at a restaurant or the dry cleaner or something along

00:51:58 --> 00:52:01: the way. How do we activate the space in a

00:52:01 --> 00:52:02: way that it's serving?

00:52:02 --> 00:52:06: A wider variety of purposes so that we see more

00:52:06 --> 00:52:10: activity and interaction in that space,

00:52:10 --> 00:52:13: not just. Every time you know every couple of hours

00:52:13 --> 00:52:15: you see a swarm of people move through as they

00:52:15 --> 00:52:17: go to a conference or a bunch of meetings.

00:52:20 --> 00:52:23: It's kind of like plumbing that just sort of move

00:52:23 --> 00:52:24: things around,

00:52:24 --> 00:52:26: you know, and and it's not a lot of life

00:52:26 --> 00:52:27: to them.

00:52:27 --> 00:52:29: Sophie, have you seen in other cities?

00:52:29 --> 00:52:32: Maybe other winter cities or northern cities?

00:52:32 --> 00:52:34: Kinds of these similar things?

00:52:34 --> 00:52:37: I know, downtown, Edmonton's aletta underground tubes,

00:52:37 --> 00:52:40: as does Montreal. What are your thoughts from,

00:52:40 --> 00:52:43: you know, kind of a developer's perspective.

00:52:43 --> 00:52:47: Yeah, some so from the from the cities for people

00:52:47 --> 00:52:50: perspective and you know public life and and having public

00:52:50 --> 00:52:54: access for everyone to enjoy there is some some challenges

00:52:54 --> 00:52:56: with the plus 15 network.

00:52:56 --> 00:53:00: From that perspective. I know the bridges are public space

00:53:00 --> 00:53:02: public right away there over the roads.

00:53:02 --> 00:53:06: However the access to a lot of them are through

00:53:06 --> 00:53:08: commercial spaces an which is,

00:53:08 --> 00:53:11: you know technically not public space and it has a

00:53:11 --> 00:53:12: closing time,

00:53:12 --> 00:53:14: right?

00:53:14 --> 00:53:18: Coming as a distributor to downtown and trying to find

00:53:18 --> 00:53:22: a way around plus 15 was a very interesting experience

00:53:22 --> 00:53:23: for me.

00:53:23 --> 00:53:27: However, I do want to acknowledge the importance of them

00:53:27 --> 00:53:30: during the extremely cold winters,

00:53:30 --> 00:53:34: and I think there's something to Susan's point about.

00:53:34 --> 00:53:39: You know, making the connectivity between the streetscape

00:53:39 --> 00:53:40: and the

00:53:39 --> 00:53:40: plus 15 more visible,

00:53:40 --> 00:53:44: more clear and more direct as one as one thing

00:53:44 --> 00:53:45: to consider.

00:53:45 --> 00:53:48: Uhm? But but then again,

00:53:48 --> 00:53:51: I, you know, we also have plenty of examples from

00:53:51 --> 00:53:55: from other winter cities that that don't have this kind

00:53:55 --> 00:53:56: of network right,

00:53:56 --> 00:53:59: and where people are still out in the winter because

00:53:59 --> 00:54:01: the cities are more walkable there,

00:54:01 --> 00:54:04: more dense, there's more things to do,

00:54:04 --> 00:54:07: more things to get to within shorter distances,

00:54:07 --> 00:54:10: so you don't need to be outside for too long

00:54:10 --> 00:54:12: and to go between your home,

00:54:12 --> 00:54:13: the grocery store it, cetera.

00:54:13 --> 00:54:16: So I think it kind of comes back to this

00:54:16 --> 00:54:18: idea of the mixed use.

00:54:17 --> 00:54:21: The idea of the 15 minutes cities.

00:54:21 --> 00:54:25: And then you know being able to to walk between

00:54:25 --> 00:54:30: different things and in the vicinity of your home and

00:54:30 --> 00:54:33: your workplace in a comfortable manner so.

00:54:33 --> 00:54:37: The topic of the streets of Calgary that cross on

00:54:37 --> 00:54:40: Stephen Ave and run parallel is big.

00:54:40 --> 00:54:43: I think it's it's, you know,

00:54:43 --> 00:54:46: it's. It's a big and really important topic.

00:54:46 --> 00:54:51: It's not a conversation about either or it's not a

00:54:51 --> 00:54:52: war on the car.

00:54:52 --> 00:54:55: I think if there is an matter of creating a

00:54:55 --> 00:54:59: better balance right now it's out of balance.

00:54:59 --> 00:55:03: The cars have too much space.

00:55:03 --> 00:55:06: You take up too much of the conversation and I

00:55:06 --> 00:55:08: think when it comes to,

00:55:08 --> 00:55:13: you know, being intentional and understanding whether

00:55:13 --> 00:55:13: you've actually met

00:55:13 --> 00:55:13: your goals,

00:55:13 --> 00:55:16: it's important to measure what you care about.

00:55:16 --> 00:55:20: It's important to have metrics guide to all the different

00:55:20 --> 00:55:21: goals,

00:55:21 --> 00:55:23: an both quantitative and qualitative.

00:55:23 --> 00:55:27: And I I keep coming back to this because this

00:55:27 --> 00:55:30: is where you really understand what people need,

00:55:30 --> 00:55:34: want and care about is through having real conversations.

00:55:34 --> 00:55:37: But the real people of Calgary with people that live

00:55:37 --> 00:55:39: in the city work in the city,

00:55:39 --> 00:55:43: etc. So I think it's important to have baseline benchmarks

00:55:44 --> 00:55:47: that we can ask the progress and and apply some  
00:55:47 --> 00:55:51: of these new initiatives measure success up against and say,  
00:55:51 --> 00:55:54: OK, we've actually reached this goal.  
00:55:54 --> 00:55:57: However, we haven't reached this goal over here.  
00:55:57 --> 00:55:59: So how do we get there so we can use  
00:55:59 --> 00:56:04: that as a framework for informal conversations and moving  
the  
00:56:04 --> 00:56:05: conversations?  
00:56:05 --> 00:56:06: Forward.  
00:56:06 --> 00:56:09: So we've got about a little bit more than 15  
00:56:09 --> 00:56:10: minutes left.  
00:56:10 --> 00:56:13: I want to get to some of the questions on  
00:56:13 --> 00:56:14: the chat line,  
00:56:14 --> 00:56:15: but before I do anyone else,  
00:56:15 --> 00:56:17: maybe James or Greg, you haven't.  
00:56:17 --> 00:56:21: I haven't asked you a specific question or anyone else  
00:56:21 --> 00:56:23: want to jump in on this topic of,  
00:56:23 --> 00:56:27: you know, walkability plus 15's our relationship with the  
automobile.  
00:56:27 --> 00:56:30: There's a lot of conversation in there,  
00:56:30 --> 00:56:33: so I'm just going to leave it open to anyone  
00:56:33 --> 00:56:36: who wants to round off that conversation.  
00:56:36 --> 00:56:39: Kerala, I'll jump in on the on the cars issue.  
00:56:39 --> 00:56:41: Few things were really noticing.  
00:56:41 --> 00:56:45: Is that the traditional nine to five work hours changing  
00:56:45 --> 00:56:49: so that rush hour fact is is happening less and  
00:56:49 --> 00:56:51: less and that's the nature of COVID.  
00:56:51 --> 00:56:55: Actually, you know, he's probably got a lot to do  
00:56:55 --> 00:56:55: with that.  
00:56:55 --> 00:56:59: We're hearing about a bunch of our tenants saying we  
00:56:59 --> 00:57:03: might run core hours between 3:10 AM and 3:00 PM.  
00:57:03 --> 00:57:06: We want people in the office to collaborate to.  
00:57:06 --> 00:57:09: To engage to build our culture to come up with  
00:57:09 --> 00:57:10: creative ideas,  
00:57:10 --> 00:57:13: but we're more flexible as an employer today.  
00:57:13 --> 00:57:16: So if you want to come in at 7 and  
00:57:16 --> 00:57:17: leave at three,  
00:57:17 --> 00:57:19: that's OK. If you want to start a 3 and  
00:57:19 --> 00:57:20: leave it at 6 PR,  
00:57:20 --> 00:57:22: sorry 10:00 AM and go to 6:00 PM.  
00:57:22 --> 00:57:26: That's OK too. We've noticed you mentioned the Edison one  
00:57:26 --> 00:57:28: of our assets and we will have a lot of  
00:57:28 --> 00:57:30: tech workers in there.

00:57:30 --> 00:57:32: We had open our gym 24/7.

00:57:32 --> 00:57:34: This is the nature of of that type of work,

00:57:34 --> 00:57:38: so I think that heavy rush hour thing is going

00:57:38 --> 00:57:39: to change.

00:57:39 --> 00:57:42: Technology by the way, on parking is really changing too.

00:57:42 --> 00:57:45: There's a very cool company out there called Park Champ

00:57:45 --> 00:57:48: that you can use tech to find parking stalls,

00:57:48 --> 00:57:51: and I think that's going to change the way people

00:57:51 --> 00:57:52: use it.

00:57:52 --> 00:57:54: Investment in the RT for sure,

00:57:54 --> 00:57:57: and guess what autos are expensive so you know this

00:57:57 --> 00:58:00: workforce coming in today or probably less inclined to want

00:58:00 --> 00:58:02: to own an automobile,

00:58:02 --> 00:58:05: particularly if they can live in the downtown and you're

00:58:05 --> 00:58:06: seeing that everywhere.

00:58:06 --> 00:58:10: So more people living downtown means less cars on the

00:58:10 --> 00:58:10: road too,

00:58:10 --> 00:58:13: so. That would be my comment on the on the

00:58:13 --> 00:58:16: cars and traffic and the opportunity.

00:58:16 --> 00:58:19: I think our city has to use those spaces to

00:58:20 --> 00:58:22: make it again very thing.

00:58:22 --> 00:58:24: James, do you wanna add anything before we maybe get

00:58:25 --> 00:58:27: to some of these questions and open it up a

00:58:27 --> 00:58:27: bit?

00:58:27 --> 00:58:30: Yeah, I'll try to brief couple of comments and a

00:58:30 --> 00:58:33: lot of it's picking up on on what Greg said

00:58:33 --> 00:58:33: I mean.

00:58:33 --> 00:58:37: This Calgary's relationship with the car with the plus 15

00:58:37 --> 00:58:39: with it's downtown these are all.

00:58:39 --> 00:58:42: I mean there's a huge issues and would take way

00:58:42 --> 00:58:44: more than this meeting to unpack,

00:58:44 --> 00:58:48: but I think an observation that I've made living here

00:58:48 --> 00:58:51: or for yeah my whole adult life effectively.

00:58:51 --> 00:58:54: If you look back to the 1980s and come forward

00:58:54 --> 00:58:54: from there.

00:58:54 --> 00:58:59: I mean, I remember when downtown was literally people

00:58:59 --> 00:59:00: would

00:58:59 --> 00:59:00: drive in from wherever.

00:59:00 --> 00:59:03: Park underground go up to their office,

00:59:03 --> 00:59:05: have lunch in the plus 15 if it was winter

00:59:05 --> 00:59:05: time,

00:59:05 --> 00:59:07: maybe go down to Stephen Ave.

00:59:07 --> 00:59:08: Go back to their office.  
 00:59:08 --> 00:59:11: Work the afternoon. Maybe have a coffee break.  
 00:59:11 --> 00:59:13: Get in their car. Tried out of the park aid  
 00:59:13 --> 00:59:14: and go home.  
 00:59:14 --> 00:59:18: I think over. Those 40 or so years we have  
 00:59:18 --> 00:59:21: seen a massive amount of change actually,  
 00:59:21 --> 00:59:24: and some of that change already reflects a bit of  
 00:59:24 --> 00:59:28: a changing relationship with the automobile and how we view  
 00:59:28 --> 00:59:29: our downtown,  
 00:59:29 --> 00:59:32: and I think it's going in the right direction.  
 00:59:32 --> 00:59:34: So to Greg's point about,  
 00:59:34 --> 00:59:38: you know, changing lifestyles, changing work times on top of  
 00:59:38 --> 00:59:41: that in terms of the form of the greater downtown  
 00:59:41 --> 00:59:42: since the 80s,  
 00:59:42 --> 00:59:46: we've also seen a massive growth of units close to  
 00:59:46 --> 00:59:47: the core in the Beltline.  
 00:59:47 --> 00:59:49: Very very recently in East Village.  
 00:59:49 --> 00:59:52: West Village is now starting to build up.  
 00:59:52 --> 00:59:56: Bridgeland is well into the redevelopment of the Old General  
 00:59:56 --> 00:59:58: Hospital site and so one of the things that I  
 00:59:58 --> 01:00:01: think the city is starting to do to ship that  
 01:00:01 --> 01:00:03: dynamic away from the car,  
 01:00:03 --> 01:00:06: at least to get people from those from that area  
 01:00:06 --> 01:00:09: around the core and make it easier for that is  
 01:00:09 --> 01:00:12: things like the underpass improvements that we've seen,  
 01:00:12 --> 01:00:16: which are really focused on moving pedestrians safely and  
 01:00:16 --> 01:00:18: more  
 01:00:18 --> 01:00:21: conveniently comfortably through.  
 01:00:21 --> 01:00:23: Those areas into the downtown through what one of the  
 01:00:23 --> 01:00:25: biggest barriers to the downtown?  
 01:00:25 --> 01:00:28: Which is the CP rail tracks?  
 01:00:28 --> 01:00:30: And so we're really excited to see the city focus  
 01:00:30 --> 01:00:34: on this and things like dedicated bike lanes.  
 01:00:34 --> 01:00:38: I personally use those all the time once I'm downtown,  
 01:00:38 --> 01:00:39: and that's infrastructure. We weren't even probably thinking  
 01:00:39 --> 01:00:42: of when  
 01:00:42 --> 01:00:43: we were at City,  
 01:00:43 --> 01:00:48: but 20 years ago. So we're moving some of this  
 01:00:48 --> 01:00:50: stuff in the right direction,  
 01:00:50 --> 01:00:55: but the bigger conversation about the automobile also gets  
 01:00:55 --> 01:00:56: further  
 01:00:56 --> 01:00:57: complicated when we start to talk about.  
 01:00:57 --> 01:00:58: Driving technology and and our larger relationship with

automobiles.

**01:00:55 --> 01:00:59:** Human automobile that's a whole other discussion that it could

**01:00:59 --> 01:01:00:** have an impact.

**01:01:00 --> 01:01:02:** Maybe not within 10 years,

**01:01:02 --> 01:01:06:** but certainly when we start to look beyond their to

**01:01:06 --> 01:01:10:** 2030 year horizon that will likely have a big impact

**01:01:10 --> 01:01:12:** on our downtown as well.

**01:01:12 --> 01:01:15:** So I want to get to some of the questions

**01:01:15 --> 01:01:18:** were going to be wrapping up at 5:10 and I'm

**01:01:18 --> 01:01:21:** going to hand it back over to Eileen and to

**01:01:21 --> 01:01:24:** Matt. But before we do a couple of the questions

**01:01:24 --> 01:01:26:** on the on the chat chat area,

**01:01:26 --> 01:01:28:** one that came in specifically for Tom.

**01:01:28 --> 01:01:31:** What's the plan for the downtown?

**01:01:31 --> 01:01:34:** Or what is the plan for the downtown team or

**01:01:34 --> 01:01:35:** the plan team?

**01:01:35 --> 01:01:38:** Or maybe some feedback from some of the other panelists?

**01:01:38 --> 01:01:41:** And I guess by the downtown plan team Tom,

**01:01:41 --> 01:01:44:** do you wanna maybe? Give a bit more details about

**01:01:44 --> 01:01:47:** who's on that team and this is getting back to

**01:01:47 --> 01:01:50:** some of the early conversation around the governance.

**01:01:50 --> 01:01:53:** But what's the plan for the downtown plan team was

**01:01:53 --> 01:01:54:** the question.

**01:01:54 --> 01:01:56:** Yeah, it's a great question so that we we did

**01:01:56 --> 01:01:58:** talked about that with counsel.

**01:01:58 --> 01:02:00:** The idea behind the team was everybody.

**01:02:00 --> 01:02:02:** If the city was doing downtown work off the side

**01:02:02 --> 01:02:03:** of their desk,

**01:02:03 --> 01:02:05:** there was nobody focused 100%

**01:02:05 --> 01:02:06:** on the downtown geographic area.

**01:02:06 --> 01:02:09:** There was a couple missions and over there was a

**01:02:09 --> 01:02:10:** couple people,

**01:02:10 --> 01:02:12:** but the idea behind this team is to build a

**01:02:12 --> 01:02:14:** team that can that's designed to implement the plan.

**01:02:14 --> 01:02:16:** And I'm glad, Sophie, you know,

**01:02:16 --> 01:02:18:** picked up on the fact that we want we want

**01:02:18 --> 01:02:19:** to collaborate.

**01:02:19 --> 01:02:21:** We want to be a team that can actually reach

**01:02:21 --> 01:02:22:** out to the community.

**01:02:22 --> 01:02:25:** So we're not. This isn't going to be a team

**01:02:25 --> 01:02:25:** of planners.

01:02:25 --> 01:02:27: We're going to do more planning.

01:02:27 --> 01:02:30: The idea is to enable it with people who are

01:02:30 --> 01:02:31: expert in stakeholder relations,

01:02:31 --> 01:02:35: business development, finance and governance to make sure that we

01:02:35 --> 01:02:38: actually know how to spend the money and create governance

01:02:38 --> 01:02:42: systems that can can actually bring people together and have

01:02:42 --> 01:02:45: great discussion and and land the conversation in some some

01:02:45 --> 01:02:46: key decisions,

01:02:46 --> 01:02:48: and so that's that's what that team is going to

01:02:48 --> 01:02:48: do.

01:02:48 --> 01:02:52: There will still be some components of expertise when it

01:02:52 --> 01:02:53: comes to planning and design,

01:02:53 --> 01:02:56: because that's a big part of what we will do,

01:02:56 --> 01:02:59: but. It's very heavy on the enabling skills and expertise

01:02:59 --> 01:03:01: and reaching out to the community,

01:03:01 --> 01:03:04: so that's maybe I'll leave it at that.

01:03:04 --> 01:03:06: I do have a slide of the team that we

01:03:06 --> 01:03:07: currently have.

01:03:07 --> 01:03:11: There's four of us currently working in those poor areas

01:03:11 --> 01:03:12: that I that I mentioned.

01:03:12 --> 01:03:14: If at the appropriate time.

01:03:14 --> 01:03:16: If that's, if that's a good idea,

01:03:16 --> 01:03:20: I can share that with that with the with the

01:03:20 --> 01:03:21: panel.

01:03:21 --> 01:03:23: Well, I don't know if we're gonna have time for

01:03:23 --> 01:03:24: that.

01:03:24 --> 01:03:26: I do want to try to get to these other

01:03:26 --> 01:03:27: questions as we sort of.

01:03:27 --> 01:03:30: We got about four or five minutes left,

01:03:30 --> 01:03:32: but another question that's come in and I don't know

01:03:33 --> 01:03:34: who wants to take this one.

01:03:34 --> 01:03:36: This will be sort of open mic.

01:03:36 --> 01:03:38: Calgary has long been a conflict of interests,

01:03:38 --> 01:03:42: urban versus suburban, with increase in outstanding manatees in outlying

01:03:42 --> 01:03:43: districts.

01:03:43 --> 01:03:46: Things like recreation, schools and shopping.

01:03:46 --> 01:03:49: Is there such a thing as the balance to bring

01:03:49 --> 01:03:51: suburban people in?

01:03:51 --> 01:03:54: I don't know who wants to tackle that question.

01:03:54 --> 01:03:58: Looks like Susan does yes and and that's really talking  
01:03:58 --> 01:04:03: about we're already talking about repositioning downtown to  
be more  
01:04:03 --> 01:04:07: appealing and attractive to the full spectrum of live work  
01:04:07 --> 01:04:11: play. And we need to be planning for downtown now  
01:04:11 --> 01:04:12: for the future.  
01:04:12 --> 01:04:15: Because if we're not planning for the future,  
01:04:15 --> 01:04:20: we're creating something for today that isn't necessarily  
going to  
01:04:20 --> 01:04:21: fit the future.  
01:04:21 --> 01:04:25: So how do we make sure this is something vibrant  
01:04:25 --> 01:04:30: and appealing and full service for the workers and  
businesses  
01:04:30 --> 01:04:31: of the future?  
01:04:31 --> 01:04:35: Can I piggyback on what Susan said yeah?  
01:04:35 --> 01:04:39: I think we have to remember that our success will  
01:04:39 --> 01:04:40: be built on.  
01:04:40 --> 01:04:44: Consulting with and speaking with and working with his broad  
01:04:44 --> 01:04:46: and diverse apart of the city as possible,  
01:04:46 --> 01:04:49: Calgary is a wonderfully diverse city and we would be  
01:04:49 --> 01:04:52: errant to think that we have all the answers.  
01:04:52 --> 01:04:54: There are a lot of people in in many different  
01:04:54 --> 01:04:58: cultural communities that aren't currently participating in  
downtown,  
01:04:58 --> 01:05:01: and I don't think we can succeed without asking them  
01:05:01 --> 01:05:04: what it is that will bring them there.  
01:05:04 --> 01:05:07: And so making sure that we hear those voices making  
01:05:07 --> 01:05:08: sure that they're at the table,  
01:05:08 --> 01:05:12: making sure that those conversations are frankly more  
diverse than  
01:05:12 --> 01:05:14: the one we're having right this minute,  
01:05:14 --> 01:05:16: so that when we come to that solution,  
01:05:16 --> 01:05:19: it's one that has buy in across the community so  
01:05:19 --> 01:05:19: that people,  
01:05:19 --> 01:05:23: who perhaps have never seen themselves on those streets  
see  
01:05:23 --> 01:05:26: themselves in those streets in the future.  
01:05:26 --> 01:05:28: Well, you're getting a big thumbs up from Sophie on  
01:05:28 --> 01:05:28: that.  
01:05:28 --> 01:05:30: Sophie, do you want to?  
01:05:30 --> 01:05:33: You want to add on to that briefly,  
01:05:33 --> 01:05:35: I just. This is extremely critical,  
01:05:35 --> 01:05:37: and I think you know we're all in the same

01:05:37 --> 01:05:37: page,  
 01:05:37 --> 01:05:40: just like what are the important things to do and  
 01:05:40 --> 01:05:42: and how to move the city forward.  
 01:05:42 --> 01:05:46: But, but the driver offered is really gonna be.  
 01:05:46 --> 01:05:49: The Calgarians, like people that live in the city,  
 01:05:49 --> 01:05:51: people that are already, you know,  
 01:05:51 --> 01:05:54: could potentially be part of this growth.  
 01:05:54 --> 01:05:55: And in order for them to,  
 01:05:55 --> 01:05:59: you know, participate directly. We need to lower the  
 threshold  
 01:05:59 --> 01:06:03: for participation and that might mean that we need to  
 01:06:03 --> 01:06:04: do more direct engagement.  
 01:06:04 --> 01:06:07: We need to meet people where they are out in  
 01:06:07 --> 01:06:08: their communities,  
 01:06:08 --> 01:06:11: multilanguage in respect of different cultures.  
 01:06:11 --> 01:06:14: Because this diversity, I think is is key like.  
 01:06:14 --> 01:06:16: This is what makes you know.  
 01:06:16 --> 01:06:19: An interesting vibrant city building on that,  
 01:06:19 --> 01:06:22: isn't it? It's an existing quality that at Calgary has  
 01:06:22 --> 01:06:24: it should really be celebrated.  
 01:06:24 --> 01:06:27: And the only way to do that is to go  
 01:06:27 --> 01:06:31: out and talk to people to understand what they need  
 01:06:31 --> 01:06:34: to become an active part of changing the city.  
 01:06:34 --> 01:06:37: With that kind of ties back to one of Nicholas  
 01:06:37 --> 01:06:38: is comments,  
 01:06:38 --> 01:06:40: downtown is for everybody, right?  
 01:06:40 --> 01:06:43: It belongs to everybody, an only by engaging everybody in  
 01:06:43 --> 01:06:47: those conversations and as broad a spectrum of different  
 people  
 01:06:47 --> 01:06:51: in that conversation can we ensure that it remains  
 everybody's  
 01:06:51 --> 01:06:54: this last question, I want to post to either Greg  
 01:06:54 --> 01:06:55: or James,  
 01:06:55 --> 01:06:58: or both, because I think from a developer's an from  
 01:06:58 --> 01:06:59: a business perspective,  
 01:06:59 --> 01:07:02: this is a really important question it came in on  
 01:07:02 --> 01:07:03: the chat line.  
 01:07:03 --> 01:07:06: Calgary has a history of changing policy.  
 01:07:06 --> 01:07:09: How do we ensure this stands the test of time?  
 01:07:09 --> 01:07:14: Because they know there's nothing worse for developers or  
 investors  
 01:07:14 --> 01:07:16: then everything is changed on us again.  
 01:07:16 --> 01:07:20: So how do we ensure this is going to?

01:07:20 --> 01:07:22: Stay in place.

01:07:22 --> 01:07:24: Great you wanna take a shot at that?

01:07:24 --> 01:07:28: Sure we we've got a municipal election coming up here

01:07:28 --> 01:07:31: in the fall and I think the way to ensure

01:07:31 --> 01:07:35: that this really well thought through plan works is that

01:07:35 --> 01:07:38: we elect the right officials in those seats to carry

01:07:38 --> 01:07:41: the torch and and it's a 10 year plan and

01:07:41 --> 01:07:43: we're gonna need some early success.

01:07:43 --> 01:07:47: And then we need City Council to continue to say

01:07:47 --> 01:07:49: this is a good idea and they need to do

01:07:49 --> 01:07:52: their homework and understand the real issues.

01:07:52 --> 01:07:56: And make sure that they see the benefits that this

01:07:56 --> 01:07:58: is good for the entire city.

01:07:58 --> 01:08:00: This isn't just a downtown thing,

01:08:00 --> 01:08:04: this is about the brand and image of Calgary on

01:08:04 --> 01:08:06: the world stage.

01:08:06 --> 01:08:08: James, you want to add onto that real briefly it's

01:08:08 --> 01:08:10: you know I want to add action.

01:08:10 --> 01:08:11: Greg really summed it up.

01:08:11 --> 01:08:13: You know, I, I think I would just add that

01:08:13 --> 01:08:15: this next Council is going to have a heck of

01:08:15 --> 01:08:18: a challenge ahead of them and they would have to

01:08:18 --> 01:08:20: be brave on on a number of fronts.

01:08:20 --> 01:08:22: I think that the other pieces again,

01:08:22 --> 01:08:24: as I said earlier, it's a 10 year plan,

01:08:24 --> 01:08:27: so you know City of Calgary policies change all the

01:08:27 --> 01:08:28: time.

01:08:28 --> 01:08:31: The main thing is that this we're starting this discussion

01:08:31 --> 01:08:34: on what the city has started today that this does

01:08:34 --> 01:08:37: continue over 10 years that there's things in place,

01:08:37 --> 01:08:40: funding mechanisms put in place to keep this going,

01:08:40 --> 01:08:43: because that's one of the other issues we often encounter

01:08:44 --> 01:08:46: every four years when there's an election,

01:08:46 --> 01:08:50: that means you know, residential property taxes comes into the

01:08:50 --> 01:08:50: discussion,

01:08:50 --> 01:08:54: right? And? I think the other big underlying piece to

01:08:54 --> 01:08:57: this is actually that it's not just the downtown plan

01:08:57 --> 01:08:59: that it's a city plan,

01:08:59 --> 01:09:02: and in particular, and this goes a bit to Sophia

01:09:02 --> 01:09:06: Nicholas's points as well that understanding what people

01:09:06 --> 01:09:09: want,

01:09:06 --> 01:09:09: but also. We mustn't forget this is also a city

01:09:09 --> 01:09:10: tax issue.

01:09:10 --> 01:09:14: This this issue with the downtown core and they think

01:09:14 --> 01:09:15: we can't ignore that.

01:09:15 --> 01:09:18: I know the city certainly isn't and cans and you

01:09:18 --> 01:09:21: know what we've seen so far has been a response

01:09:21 --> 01:09:24: in terms of interim adjustment fiscal adjustment process.

01:09:24 --> 01:09:27: But I do believe this plan needs a bigger,

01:09:27 --> 01:09:31: effectively a safety net which is a bigger discussion about

01:09:31 --> 01:09:34: how our taxes are structured and had the splits are

01:09:34 --> 01:09:36: set up and how we all know now we put

01:09:36 --> 01:09:39: way too many eggs into the downtown basket.

01:09:39 --> 01:09:41: So how do we in the long term?

01:09:41 --> 01:09:45: Make sure we don't still find ourselves in this position

01:09:46 --> 01:09:49: despite all the best efforts 5 or 610 years from

01:09:49 --> 01:09:50: now.

01:09:50 --> 01:09:53: Well, the saddest thing about the current moment is that

01:09:53 --> 01:09:54: we've got to wrap up.

01:09:54 --> 01:09:58: I could probably keep going with this panel for another

01:09:58 --> 01:09:58: hour,

01:09:58 --> 01:10:00: and I know all of you on the panel.

01:10:00 --> 01:10:03: I'm sure you didn't get to all the points that

01:10:03 --> 01:10:04: you wanted to make,

01:10:04 --> 01:10:07: which I apologize, but I think we covered a lot

01:10:07 --> 01:10:08: of ground.

01:10:08 --> 01:10:10: I know I am coming away from this with a

01:10:10 --> 01:10:12: lot to think about a lot of rich ideas and

01:10:13 --> 01:10:13: concepts.

01:10:13 --> 01:10:15: I want to thank all of the panelists I am

01:10:16 --> 01:10:18: going to turn it back over to Eileen and to

01:10:18 --> 01:10:19: Matt now there was.

01:10:19 --> 01:10:22: It was either a promise or a threat from Matt

01:10:22 --> 01:10:24: that he was going to take a short promise or

01:10:25 --> 01:10:25: threat.

01:10:25 --> 01:10:27: Depends on your perspective I suppose,

01:10:27 --> 01:10:29: but I'm with some hesitancy.

01:10:29 --> 01:10:31: I'm going to turn it back over to Eileen and

01:10:31 --> 01:10:32: to Matt to wrap up,

01:10:32 --> 01:10:36: but thank you for allowing me the opportunity to moderate

01:10:37 --> 01:10:39: this wonderful panel this afternoon.

01:10:39 --> 01:10:40: Thank you very much, great.

01:10:40 --> 01:10:42: Thank you as always. Thanks for that.

01:10:42 --> 01:10:45: Just to clarify, it's pretty warm in the room where

01:10:45 --> 01:10:45: I am,  
 01:10:45 --> 01:10:47: so I said I would take my shirt off when  
 01:10:47 --> 01:10:48: I wasn't speaking,  
 01:10:48 --> 01:10:52: but I put it back on now so we're all  
 01:10:52 --> 01:10:52: safe.  
 01:10:52 --> 01:10:54: Todd, I think it's an understatement.  
 01:10:54 --> 01:10:57: I think the panelists could have could have continued talking  
 01:10:58 --> 01:10:58: for hours,  
 01:10:58 --> 01:11:00: and we have happily listened.  
 01:11:00 --> 01:11:03: There were a lot more great questions that we didn't  
 01:11:03 --> 01:11:03: get to,  
 01:11:03 --> 01:11:05: but thank you again. Todd,  
 01:11:05 --> 01:11:07: Greg, Jim James, Nicholas, Susan and Soapy,  
 01:11:07 --> 01:11:10: for giving everyone your time today to all of you  
 01:11:10 --> 01:11:11: in the audience.  
 01:11:11 --> 01:11:13: Thank you for spending the late part of your day  
 01:11:13 --> 01:11:14: with us.  
 01:11:14 --> 01:11:16: This isn't the end as promised.  
 01:11:16 --> 01:11:18: We will take the topics from today as well as  
 01:11:18 --> 01:11:21: the questions and comments from the chat and circle back  
 01:11:21 --> 01:11:22: with many of you too.  
 01:11:22 --> 01:11:26: Co create the next steps and convene again in support  
 01:11:26 --> 01:11:29: of actionable projects towards a thriving Calgary.  
 01:11:29 --> 01:11:31: A call to action please.  
 01:11:31 --> 01:11:34: After this event you will be sent a survey to  
 01:11:34 --> 01:11:37: indicate your areas of interest and intent.  
 01:11:37 --> 01:11:39: Remain engaged in further forums.  
 01:11:39 --> 01:11:42: I lean over to you.  
 01:11:42 --> 01:11:46: Thank you again Matt and to you out Ally Alberta  
 01:11:46 --> 01:11:50: and everyone who participated in today's panel audience  
 01:11:50 --> 01:11:51: members as  
 01:11:50 --> 01:11:51: well.  
 01:11:51 --> 01:11:54: I echo everyone's comments in terms of I think the  
 01:11:54 --> 01:11:57: conversation was just getting going as we were getting into  
 01:11:57 --> 01:11:59: some interesting details,  
 01:11:59 --> 01:12:02: so we will be relying on your continued engagement and  
 01:12:02 --> 01:12:04: participation in future discussions and events.  
 01:12:04 --> 01:12:07: In order to realize and take advantage of the many  
 01:12:07 --> 01:12:09: opportunities that are before us.  
 01:12:09 --> 01:12:13: To invigorate downtown, and I think what we've heard today  
 01:12:13 --> 01:12:14: is is change is underway.  
 01:12:14 --> 01:12:17: There's a number of great perspectives that were shared and

01:12:18 --> 01:12:21: the important point moving forward is that leadership is.

01:12:21 --> 01:12:23: Discontinued.

01:12:23 --> 01:12:26: In into the future building on today's event and the

01:12:26 --> 01:12:28: collaboration with you Ally Alberta,

01:12:28 --> 01:12:31: the CDA will continue to an extend its collaborative efforts

01:12:31 --> 01:12:34: with the various stakeholder groups that that it works with,

01:12:34 --> 01:12:37: and I just wanted to mention a few of those.

01:12:37 --> 01:12:40: We have ongoing efforts with NAIOP and boamah through the

01:12:40 --> 01:12:43: Green Line alignment and construction schedule as it advances through

01:12:43 --> 01:12:44: the downtown,

01:12:44 --> 01:12:47: and we also work together on other government relation efforts

01:12:47 --> 01:12:49: affecting the downtown.

01:12:49 --> 01:12:52: We have a partnership with the University of Calgary School

01:12:52 --> 01:12:54: of Architecture Landscaping planning.

01:12:54 --> 01:12:58: To explore a number of the various design experimentation exercises

01:12:58 --> 01:13:02: to improve downtown infrastructure and public activations.

01:13:02 --> 01:13:06: Really glad to have that group at the table with

01:13:06 --> 01:13:06: us.

01:13:06 --> 01:13:08: The City of Calgary through our Co.

01:13:08 --> 01:13:13: Sponsorship with urban initiatives in the Stephen Ave master plan

01:13:13 --> 01:13:16: as it enters the schematic design phase is going to

01:13:16 --> 01:13:20: be a really exciting opportunity and our our partners such

01:13:20 --> 01:13:23: as Glenbow who are at the table invoking change in

01:13:23 --> 01:13:24: that part of.

01:13:24 --> 01:13:27: Even Ave in the corps is going to be really

01:13:27 --> 01:13:30: critical to see success and then as we heard from

01:13:30 --> 01:13:33: Greg and others were going to be sponsoring some additional

01:13:33 --> 01:13:35: public forms to be announced soon.

01:13:35 --> 01:13:37: With with some other partners.

01:13:37 --> 01:13:40: As Calgary begins the process of choosing a new mayor

01:13:40 --> 01:13:43: and City Council representative for Ward 7 in this fall's

01:13:43 --> 01:13:45: upcoming municipal election.

01:13:45 --> 01:13:47: So we hope will Willie reengage with you at that

01:13:48 --> 01:13:49: time if not beforehand.

01:13:49 --> 01:13:52: So please reach out if there's any topic today that

01:13:52 --> 01:13:55: is a particular interest to you and if you would

01:13:55 --> 01:13:55: like.

**01:13:55 --> 01:13:59:** Further information that mentioned how that can occur and thank  
**01:13:59 --> 01:14:02:** you everyone for being part of this discussion.  
**01:14:02 --> 01:14:06:** I hope we'll see you again soon and in person.  
**01:14:06 --> 01:14:08:** Thank you everyone.  
**01:14:08 --> 01:14:11:** Thank you, great job.  
**01:14:11 --> 01:14:15:** Thank you everyone. Do thank you.  
**01:14:15 --> 01:14:17:** Thank you.

---

*This video transcript has been machine-generated, so it may not be accurate. It is for personal use only. Reproduction or use without written permission is prohibited. If you have a correction or for permission inquiries, please contact [\[email protected\]](#).*