

Transferable Development Credits

Conditions for Success

Kimberly Good and Guy Greenaway
Miistakis Institute

CPAA 2008 Annual Conference
Red Deer, AB – April 7, 2008



MIISTAKIS
INSTITUTE

Conditions for Success

Assessment based on

- Review of American programs
- Consultation with local municipalities
- Some literature review

What is success?

- Varies with time
- Appropriate measure? (acres, transactions, other)



MIISTAKIS
INSTITUTE

Conditions for Success

Connection to community vision

- Needs to support pre-existing goals
- Balance with opportunism
- Temptation otherwise with new tool



MIISTAKIS
INSTITUTE

Conditions for Success

Engagement of key stakeholders

- **Local community**
- **Conservation landowners**
- **Municipal council and staff**
- **Development community**



MIISTAKIS
INSTITUTE

Conditions for Success

Well-conceived credit system

- **How assigned, value to sending parcels, transfer ratios, influence of administration**
- **Noted by many U.S. TDR participants**
- **Must balance simplicity with complexity**



Conditions for Success

Attractive to developers and conservationists

- **Need both; two system drivers**
- **Preservationist/gov't initiators best**
- **'Front end' vs. 'Back end' roles**



MIISTAKIS
INSTITUTE

Conditions for Success

Flexibility and stability

- Programs ever-changing to adapt
- Expressions of frustration with changing rules
- On-going communication vital



MIISTAKIS
INSTITUTE

Conditions for Success

Equity and fairness

- **Core characteristic of tool**
- **Be equitable; be 'seen' to be equitable**



MIISTAKIS
INSTITUTE

Conditions for Success

Complementary programs

- **Literature review of US programs indicates importance**
- **Our experience with American programs confirmed**



MIISTAKIS
INSTITUTE

Conditions for Success

Support at State / Provincial level

- **Some sign of support to alleviate nervousness**
- **Simple existence of State legislation not a factor**
- **Program and financial support**



MIISTAKIS
INSTITUTE

Guy Greenaway and Kimberly Good



MIISTAKIS
INSTITUTE

Phone: 403-220-8968
Emails: guy@rockies.ca
kim@rockies.ca
Web: www.rockies.ca



MIISTAKIS
INSTITUTE