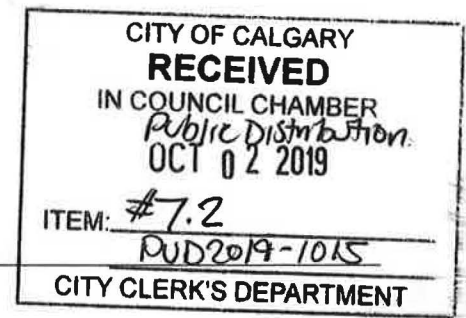


SCARBORO

Community Association

1727 – 14 Avenue SW
Calgary, AB T3C 0W8



September 30, 2019

Committee on Planning & Urban Development

RE: Guidelines for Great Communities and the New Land Use Bylaw Framework

Dear Committee Members for Planning and Urban Development,

Let me begin by thanking the Planning & Development Group for their sustained efforts in putting together a Guidebook that proposes a planning framework and policies that will enable Calgary to grow over the coming decades. We commend their foresight in enabling improved infrastructure, transit, access to services & amenities, as well as a simplified planning process to assist urban development going forward. As citizens of Calgary, we believe that there is much to benefit from the Guidebook for Great Communities.

As neighbourhood residents of Scarboro, a low-density historic inner-city district, we have two very poignant concerns. Succinctly stated, we believe that the Guidebook is lacking policies that will sustain the UNIQUE historic landscapes in Calgary. We urge the committee members to put policies in place to create legislation that will help identify historic neighbourhoods or districts and celebrate the diversity of our communities.

The weakness & shortcomings of the "Neighbourhood Housing Local" urban form:

Firstly, there is the matter of comparing an "R-C1 district" classification to the "neighbourhood housing local" urban form. While the Guidelines offer great proposals for commercial areas, there are significant gaps in the tools proposed for *residential* districts. In Scarboro, if a Local Area Plan were to be created, neighbours would most likely opt for a majority of "neighbourhood housing local" forms with "limited scale modifiers." However, this designation would not provide the same protections as our current R-C1 designation. The R-C1 district accommodates redevelopment in the form of *single detached dwellings*; whereas, the category for "neighbourhood housing local" affords a broader range of built forms, including: infills, rowhouses, and multiplexes. Neighbours seeking to protect the character of their community could at best hope for the use of a "limited scale modifier," which limits buildings to no more than 3 storeys in height. Nothing is offered in the Guidebook to sustain single-family housing.

There are 330 households living in Scarboro, *all* of which reside on an R-C1 allotment. The Olmsted brothers originally designed the neighbourhood, contracted by Canadian Pacific in 1909. The Olmsted firm is, of course, known for designing Central Park, Mont Royal (in Montreal) and Niagara Falls, amongst many other heritage sites. In Scarboro, three streetscapes have been designated as historic resources. It appears that William Reader was involved in planting some of our neighbourhood trees. Two parks have been identified as having the integrity required for designation. Several other parks continue to draw neighbours both near



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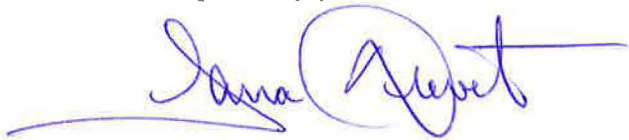
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and afar, as they come to picnic with their families, walk their dogs or play sports. The neighbourhood harbours many residences with original vernacular design and detailing from the 1910s and 1920s, as well as more recent buildings of sympathetic design. Some newer constructions take inspiration from different eras, such as modernist and brutalist movements, but each and every house demonstrates pride in craftsmanship and detailing. The neighbourhood is a “designed district” from the 1910s. It was purposely planned and laid out to promote social cohesion among families. It only contains single-family dwellings, parks, a church and a school. It is a living testament to the Garden City movement. As one resident explained: “We believe Scarboro is a special community to live [in] and feel its design and layout contribute to the community’s closeness and resident interaction. We feel it’s important to protect this not only for the community’s residents, but for the City of Calgary itself.”

Need for “Heritage Conservation District” protections & legislation:

Our second point of appeal to the Planning & Development Committee concerns the recognition of historic urban landscapes in inner-city Calgary and a call for legislative tools that can provide appropriate protections. We have much to gain as a City by recognizing our historic areas. As we know, heritage properties are not spread evenly across the City. They are concentrated in pockets that many provinces have designated as Heritage Conservation Districts (HCDs). We can look to Ontario, British Columbia and Manitoba for examples of legislated HCDs. Heritage Conservation Districts contribute to an appreciation of the cultural heritage for the City of Calgary. The quality and interest of a district depends on the unique DIVERSITY of the lifestyle and the traditions of the people who live and work there. Ultimately, this diversity is key to the identification of people with place. The “districts” that would be used to create Local Area Plans *should* reflect the vitality of today’s communities. Unique architecture and urban landscapes are to be celebrated. They are also what attract newcomers to our City. In the global competition for Talent, we think that Calgary’s heritage districts could help attract skilled labour, which would in turn diversify our economy. “Calgarians for Heritage Districts,” affiliated with the Calgary Heritage Initiative, have identified some 20 distinctive neighbourhoods in Calgary as candidates for Direct Control Overlay Districts, in part or in whole. We would encourage the Planning & Development Committee to look at the uniqueness of these heritage areas closely and to develop tools for their protection.

Respectfully yours,



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