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# Cliff Bungalow – Mission Community Association

Mailing Address 1811 – 4 Street SW, Suite 462, Calgary, AB T2S 1W2



March 1, 2020

To Members of City Council



## Re: Guidebook for Great Communities

The Guidebook for Great Communities is going to be considered at SPC on Planning and Urban Development on March 4. As all members of Council can attend this important meeting, we are sharing this letter with all of City Council.

This document is going to have a significant impact on our community as well as all other communities in Calgary. So we need to make sure this document is the best it can be. This letter will outline some of our concerns.

In many ways, the community of Cliff Bungalow – Mission is already a great community:

- We are the third densest community in Calgary.
- Our current land use districts will allow even more density.
- Unfortunately this has led to a significant loss of heritage buildings in our community.
- We are very high on the walkability scale.
- We have a wide variety of places to gather, celebrate and interact with all kinds of people.
- We have a wide variety of housing types.
- Our Main Street (4<sup>th</sup> Street SW) serves not only our community but also all of our adjacent communities.
- We have a great sense of community through our many community events.
- We celebrate our heritage through many forms including our award winning history book, community heritage plaques, special street signs and community entrance signs.
- Overall we believe that we are an example of a complete community.

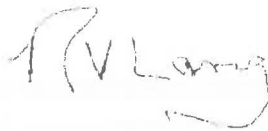
While some of the Guidebook is good, we do have some concerns:

- There is a lack of heritage policies – this is very important to our community being a heritage community.
- There should be policies for Heritage Streets, Heritage Communities, and Heritage Districts.
- A Heritage Overlay policy should be included – our community has supported this for some time.

- Incorporating these kind of heritage policies into this document can provide more weight in planning and development matters than if those policies are in a separate document.
- It is not clear to us on how we can retain the unique character of our community.
- There is uncertainty in how this document will be interpreted.
- There is no clarity on how this document will translate into a new Land Use Bylaw and how that will impact our community. This becomes a question of trust.
- Tall buildings create shadows so there should be policies on minimizing shadowing impacts.
- There is a concern that this document will be an excuse for major changes in scale and loss of heritage.
- There should be a definition on density limits in older communities and how that will be determined.
- How will flood issues and policies be incorporated?
- How will the public realm and infrastructure be financed?
- Has the testing of this document been sufficient?

We understand the importance of this document and why it has been created. We hope our concerns will be considered.

Yours truly

A handwritten signature in black ink that reads "R. V. Lang". The signature is written in a cursive, slightly stylized font.

R. V. (Bob) Lang, President  
Cliff Bungalow – Mission Community Association