



March 4, 2020

City of Calgary, Standing Policy Committee on  
Planning & Urban Development  
The City of Calgary  
PO Box 2100, Station M  
Calgary, AB T2P 2M5

**RE: 4 March 2020 Meeting of PUD  
Item 7.5 –North Hill Communities Local Area Plan  
(Ward 4, 7 & 9), PUD2020-0164**

Dear Committee Members,

I may be unable to attend in person today, but I am still hoping to do so. In behalf of NAIOP Calgary, I wanted to share my thoughts on the North Hill Local Area Plan.

On NAIOP's behalf, I have been a stakeholder in the North Hill LAP for well over a year now, and I have to share that **the engagement of the North Hill LAP has been the best I have ever seen the City of Calgary do, bar none (including PlanIt)**, and the entire North Hill planning team, and the engagement team have been exceptional. I do not say this lightly, and I would like to particularly thank Troy Gonzalez and Emma MacIsaac for their very hard work in this regard.

The City has shown a deep respect for the community input, especially during the challenging consideration that this was the very first plan of its kind seen in the City of Calgary. I have seen dramatic changes in the North Hill Plan over that time with respect to content, with each version getting better and better.

I think it is fair to say there have been challenges with the development of the North Hill LAP before you today, but I would say that much of those challenges are signs of the City responding to and learning from industry and community input, plus the sudden, dramatic and incredibly significant change that the Green Line has become within the North Hill LAP area. It is no longer a buried transit system with minimal impacts to the North Hill LAP Communities, but is now a high impact intrusion into the LAP that is still not clearly understood to this day. This change to Green Line by the City being proposed is disappointing after so much time spent on thoughtful discussion by industry, Admin and the communities with the North Hill LAP, and

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hopefully that story will improve with time, but NAIOP is highly concern that that will not be the case.

Greenline impacts, known and unknown aside, I am very grateful for the brief delay that was provided to the North Hill LAP team to further refine and led to the plan before you today. The City's leadership in this regard is much appreciated, as the North Hill LAP version of late last year was not ready to become policy, but today it is. Thank you for listening to communities and industry advice in this regard, the very brief delay was well worth the time.

As a member of the Advisory Committee, I strongly support the North Hill LAP becoming Calgary's first new Multi-Community Plan. Quite simply (with the exception of the Green Line impacts outside their control), the City's team on this project did an excellent job and should be commended strongly by Council.

Respectfully,



Chris Ollenberger, P. Eng.  
NAIOP Calgary  
Chair, Government Affairs Committee