



SCARBORO PLANNING COMMITTEE
1727 – 14 Avenue SW
Calgary, AB T3C 0W8

July 20, 2020

City Council
800 Macleod Trail SE
Calgary, AB T2P 2M5

**RE: Guidebook for Great Communities & North Hill Area Plan;
Support for ‘Option 1’ – revision of 9 items + urban form categories (with limited engagement)**

His Worship and Dear Councillors:

As a resident, a Director of the Board for the Scarborough Community Association, and Chair of Scarborough’s Planning Committee; I have devoted countless hours over the past year, reading materials for the Guidebook for Great Communities and the North Hill Local Area Plan (pilot). As someone committed to knowing about and engaging with the changes being proposed to Calgary’s Planning System, I strongly support Administration’s FIRST recommendation (“Option 1”) to conduct a 6-month work plan in order to revise Guidebook items and to simplify the urban form categories with limited engagement conducted with key stakeholders.

In the end of August 2019, when ‘The Guidebook for Great Communities’ was first introduced, several communities, including Scarborough, took an interest in learning about this collection of policies that will guide Local Area Planning, as it presents differently from previous guidebooks. The changes underway to Calgary’s Planning System should not be underestimated. This Guidebook provides a set of tools for implementing the goals of Calgary’s Municipal Development Plan, to increase population in Developed Calgary by 50% by 2069. By increasing density, we should do so *thoughtfully*.

As to date, what we see in the pilot North Hill Plan is a high-level, generic planning document that gives very little sense of community history and residential neighbourhood character. We have learned that communities with existing statutory and non-statutory plans will see these rescinded and replaced by Multi-Community Area Plans, which lack the same granularity. We believe that this plan is simply *not detailed enough* to guide developers to add significant density without having a negative impact on neighbourhoods.

On March 4th 2020, several communities presented letters to the SPC for Planning and Urban Development that echoed similar concerns and indicated the need for:

- unique character and history of each community to be represented in local area planning;
- design guidelines that reference existing architectural forms, ensuring that new development be sympathetically integrated with existing buildings;
- a new urban form category for single-detached dwellings with a max. height of 2 storeys;
- a new scale modifier between “limited” and “low” to help with transitions between 3-storey and 6-storey building forms;
- clarity around “what kind of commercial uses” would be allowed in residential areas.



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In short, communities are seeking assurance about the STABILITY of their residential areas. They want assurance about *what can be built next door*. At present, we do not have that assurance when reading the Guidebook or looking at the North Hill Plan.

The table below presents the policies in the Guidebook that are LACKING in the North Hill Plan.

Guidebook Content	North Hill Plan Content
<i>Chapter 1: Visualizing Growth, a. Identificaiton of Attributes</i>	
Community demographics and trends	<i>Not included either by individual community, nor for the district (the entire local area)</i>
Ecological assets	<i>Park spaces are shown, without descriptors (such as school, playing fields, natural area, playground, etc.)</i>
Heritage or Cultural assets	<i>No identifications associated with Map 2</i>
Recreation and Community Facilities	<i>Not identified, nor their current or potential capacities</i>
Special view corridors	<i>Not identified</i>
Mobility infrastructure	<i>Roads are shown, no alleys, no pathways or bike routes</i>
<i>Chapter 1: Visualizing Growth, b. The Plan should support...</i>	
Protection and enhancement of natural areas and ecological functions	<i>Not addressed in any meaningful way</i>
Recreation, civic, arts and cultural opportunities	<i>Not identified in the plan, therefore, not supported</i>
Architectural, urban and natural features that contribute to a feeling of local identity and sense of place	<i>Not identified in the Plan, therefore, not supported</i>
<i>Chapter 2: Enabling Growth</i>	
A local area plan shall contain strategies for achieving the vision of the plan, including, but not limited to, community-specific policies for urban form categories, mobility, or amenities that supplement those contained within the Guidebook as necessary	<i>No community-specific policies – the appendix contains some community-specific targets, but this is not statutory</i>



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<p>Existing or new landmark sites or gateway sites and key view corridors should be identified, if applicable, and community-specific policy should be included to guide future development in these areas</p>	<p><i>No identification or community-specific policies</i></p>
<p>Local Area Plans are encouraged to conduct water and sanitary analyses to understand the impact of projected growth on the utility network</p>	<p><i>No clause or requirement for this analysis has been included in the plan</i></p>
<p><i>Chapter 3: Supporting Growth</i></p>	
<p>We do not see agreement between the Guidebook’s direction in this chapter and the North Hill Plan. Policies for current and future amenities and infrastructure, as well as strategies for their funding are not included in the plan. Implementation actions have been identified in an Appendix (not made statutory). There is no identification of a priority of investments, identification of roles, identification of what tools (planning or financial) could be used, or the identification of a complete community through the creation of an “Asset Map and List.”</p> <p>k. Local area plans should:</p> <ol style="list-style-type: none"> i. identify the elements of a complete community (as referenced in the Municipal Developm Plan) over a time horizon of growth and change in the plan area, through the creation of an "Asset Map and List" reflective of continual growth and change as described in Chapter 4 of the Guidebook; ii. provide guidance to The City for future service plan and budget considerations and recommendations; iii. identify the priority of investments for the community, taking into account the current status of the infrastructure and amenities and the plan for future growth and change; iv. acknowledge that the timing of investment may be guided by external factors including service and activity levels, priorities identified in the plan, and the state of existing assets; v. identify the roles for different city builders in supporting implementation (the City, developers, residents and businesses); vi. identify and recognize the range of planning and financial tools that could support implementation; and vii. be reviewed at a regular frequency as investment and actions are made towards plan goals. 	

Since the Guidebook for Great Communities was released in late August 2019, for almost a year now, communities have vocalized concerns about this approach to local area planning, stating that it is lacking in detail and that heritage policies are needed to protect historic areas of developed Calgary.

We strongly believe that more work is needed to make the policies of the Guidebook and the North Hill area plan better. Communities that have called for a two-way conversation with Administration about the Guidebook have had their concerns fallen on deaf ears. Or worse, the concerns are met with responses of indignity. We believe that community resistance to the Guidebook will only increase unless there is true public engagement on some of the policy sections of the Guidebook for Great Communities.



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By voting to support “Option 1,” which is the more substantial work plan to amend and address some of the gaps in the policies of the Guidebook, as well as improve the urban form categories, we believe that you’ll be voting to build a stronger relationship of trust and cooperation between communities and the City’s Planning Department. Together we must work to build a Calgary for tomorrow.

Respectfully yours,

Tarra Drevet
Chair of Planning & Development
Scarboro Community Association



City Council
The City of Calgary
PO Box 2100 Station M
Calgary Alberta
T2P 2M5

July 22, 2020

Attention: City Council

Re: Follow up from July 15 2020 Meeting of PUD
Item 7.2 Heritage Conservation Tools/Incentives Update – PUD2020-0768
Item 7.3 Guidebook for Great Communities Referral – PUD2020-0721
Item 7.4 North Hill Communities Local Area Plan Referral – PUD2020-0739

We are writing to express our position on the above noted items and would like to see both the Guidebook for Great Communities and the North Hill Local Area Plan referred for further work as Administration and PUD Committee members recommended at the July 15 committee meeting.

We acknowledge and appreciate that committee members listened to community concerns and realized that more time is required to make amendments and changes to these very important and ground breaking policy documents that will help transform the City of Calgary Planning process.

The next generation planning system for Great Neighbourhoods is too important to not be done right. Many communities still have issues and concerns and addressing these before the documents are ratified will build trust with community stakeholders. There is great potential for strong and organized opposition if the work to amend is not undertaken.

We look forward, as a great Calgary Neighbourhood, to working with the development industry and all stakeholders in this short time frame to be able to bring forward a document we can support when this next comes to council.

Thank you,

Bowness Planning and Development Committee
Bowness Community Association



Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Michael

* Last name Read

Email mike.read@deepwell.ca

Phone

* Subject July 27 Combined Council Meeting: Consent Agenda Item 7.6 Guidebook for Great Communities PUD2020-07

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The Elboya Heights Britannia Community Association is asking the Mayor and Council to approve the July 27 Combined Council Meeting: Consent Agenda Item 7.6 Guidebook for Great Communities PUD2020-07. see attached email

mike.read@deepwell.ca

From: mike.read@deepwell.ca
Sent: July 24, 2020 10:36 AM
To: 'themayor@calgary.ca'; 'Councillor Web'
Cc: 'fullboard@elboyabritannia.com'; 'planning@elboyabritannia.com'
Subject: July 27 Combined Council Meeting: Consent Agenda Item 7.6 Guidebook for Great Communities PUD2020-0721

Your Worship and Councillors:

The Elboya Heights Britannia Community Association is sending this email as a follow-up to our previous July 14 email and letter regarding the July 15 PUD meeting, *Guidebook for Great Communities PUD2020-0721*.

PUD Item 7.3 Administration Report “*Guidebook for Great Communities Referral for Additional Direction*”

Along with many other Community Associations, we were very pleased when we saw the report published four days prior to the PUD meeting. Our main concern with the Guidebook has been the treatment of low-density residential areas and lack of clarity in the document. The Administration’s report proposed revisions to the Guidebook that seem to address our concerns.

We believe these revisions will make the Guidebook the great planning tool it was meant to be.

July 15 PUD meeting

We participated in the July 15 PUD meeting. During their presentation at the meeting, the Administration surprised everyone and tabled a “walk-on” document “Alternate Recommendation Options” regarding the Guidebook and North Hill Local Area Plan. This document set out the original report recommendation and 3 other options:

- Option 1. Guidebook: Report Recommendation: revisions with focused public engagement. North Hill: amendments. Public Hearings January 2021.
- Option 2. Guidebook: Limited revisions, no public engagement. North Hill: amendments, Public Hearings Oct. 5.
- Option 3. Guidebook: as-is, Public Hearing Sept. 14. North Hill: amendments, Public Hearing Oct 5.
- Option 4. No revisions, Guidebook and North Hill as is. Public Hearing Sept 4.

During their presentation, the Administration again surprised us by reversing their position and recommended either Option 2 or 3.

We don’t understand why the Administration reversed their position. Why would you not want to improve public engagement and the quality of the Guidebook? Why would you not want to give Calgarians greater clarity and certainty about the future of their neighbourhoods. Surely a two or three month delay would be worth avoiding months of conflict resulting from implementing flawed documents.

During debate, Councillors Carra, Wolley and Farkas gave eloquent and forceful arguments supporting Option 1. Their arguments reinforced and emphasized the value of doing the much needed revisions now rather than approving flawed and unclear documents.

The PUD Committee voted to reject the Administration’s recommendation and approve the original report recommendation Option 1. We strongly support the councillors that voted for Option 1.

July 27 Combined Council Meeting: Consent Agenda: Item 7.6 Guidebook for Great Communities PUD2020-0721

We ask that you please approve the PUD Committee recommendation. We don’t see any reason why the majority decision of the Councillors at the July 15 PUD meeting should be changed.

The revised Guidebook will be a tool that all Calgarians can support; the as-is document is not.

Regards

Mike Read, for
Planning and Development Committee
Elboya Heights Britannia Community Association (EHBCA)
mike.read@deepwell.ca | 403-809-9387

From: mike.read@deepwell.ca <mike.read@deepwell.ca>
Sent: July 14, 2020 10:48 AM
To: 'themayor@calgary.ca' <themayor@calgary.ca>; 'Councillor Web' <CouncillorWeb@calgary.ca>
Cc: beth mores <bethmores@yahoo.com>; Mark Chambers <chambersarchitect@shaw.ca>; 'Michael Sainas' <michael@sainas.ca>; Mike Kurtz <mike@mkurtz.com>; OLGA KNIGHT <olgaknight@shaw.ca>; Shairole Henschall <henschall@zirco.com>; Danielle Macdonald <daniellemacdonald@shaw.ca>; Keith Brereton (brereton1@shaw.ca) <brereton1@shaw.ca>; sarah.vandaiyar@gmail.com
Subject: Elboya Heights Britannia Community Association: Letter to PUD, July 15 Meeting, Item 7.3 Guidebook for Great Communities

Good morning

Please find attached a letter from the Elboya Heights Britannia Community Association regarding the PUD, July 15 Meeting, Item 3 Guidebook of Great Communities Referral for Additional Direction PUD2020-0721.

We wish to voice our support for the Administration's recommendation:

"That the Standing Policy Committee on Planning and Urban Development recommend that Council:

1. Direct Administration to revise the proposed Guidebook for Great Communities based on the work outlined in Attachment 3 and Attachment 4 and to return to the SPC on Planning and Urban Development no later than 2021 January, in conjunction with the North Hill Communities Local Area Plan.
2. Direct Administration to return to the SPC on Planning and Urban Development with a scope for the Renewal of the Land Use Bylaw at the same time as the Guidebook for Great Communities."

We support this initiative and look forward to working with the Administration on constructive revisions to the Guidebook that will address the concerns of all Calgarians including the 930,000 of us that live in houses and duplexes.

Regards

Mike Read
Planning and Development Committee
Elboya Heights Britannia Community Association (EHBCA)
mike.read@deepwell.ca | 403-809-9387

<< File: Elboya Heights Britannia Community Association Letter, P2020-0721.pdf >>



Public Submission

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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Melanie
* Last name	Swailles
Email	melanie.brentwoodDTC@shaw.ca
Phone	403 - 284 - 3477
* Subject	Re COMBINED MEETING OF COUNCIL - July 27, 2020 , Item 7.6 Guidebook for Great Communities Referral
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>Please find attached a letter from the Brentwood Community Association in support of the decision at PUD on July 15, 2020, as presented in the reports to SPC.</p> <p>Thank you for the opportunity to comment.</p> <p>Melanie Swailles On behalf of the Development and Transportation Committee Brentwood Community Association</p>



Brentwood Community Association

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www.brentwoodcommunity.com

July 23, 2020

Follow-up from PUD meeting – July 15, 2020

Item 7.3 Guidebook for Great Communities Referral – PUD2020-0721

Dear Mayor Nenshi and City Councillors,

With regards to the upcoming Meeting of Council on July 27, 2020, regarding the Guidebook for Great Communities – PUD2020-0721 Decision, the Brentwood Community Association wishes to express our support for the decision at PUD on July 15, 2020, as presented in the reports to SPC:

*That the Standing Policy Committee on Planning and Urban Development ...
Direct Administration to revise the proposed Guidebook for Great Communities based on the work outlined in Attachment 3 and Attachment 4 and to return to the SPC on Planning and Urban Development no later than 2021 January, in conjunction with the North Hill Communities Local Area Plan.*

Attachment 3, the Summary of Feedback Received and Future Considerations, includes 9 Themes including Low density residential areas, Scale, Urban tree canopy, and others: we support further clarifications and details for these items.

Attachment 4, the Scope of Work and Engagement Plan: Updates to Urban Form Classification System, is also an area that would benefit from greater review and clarity.

Many communities have been actively involved with the Guidebook and have provided their input and feedback throughout the past year. There are still some considerations and outstanding concerns that we feel need to be reviewed and addressed.

We appreciate the efforts of Administration in listening to feedback from CAs, as well as taking the time to respond to the main outline themes that were consistently identified by many CAs. The Guidebook will have significant impacts on planning systems for our community and we appreciate the chance to comment on and have our feedback included in future revisions of the document.

This document and its associated policies will guide future development in Calgary and its constituent communities for the foreseeable future. In light of its importance we urge Council to adopt a processes of final public review and comment that ensures that this policy provides Calgarians and their communities, services and infrastructure with a future development framework that enjoys the greatest public support.

Since this item will now be included in the Consent Agenda of the July 27th meeting of Council, we reiterate our support to adopt the tenants of Option 1 as successfully voted on at the SPC meeting of July 15th.

Thank you for the opportunity to comment on this item.

Melanie Swailes

On behalf of the Development and Transportation Committee
Brentwood Community Association