



**ATTN: Standing Policy Committee on Planning and Urban Development (PUD) Members**

**RE: 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 regarding the captioned topics: BRCA supports the Heritage Conservation Tools and Incentives Update Report, and would like to see both the Guidebook for Great Communities and the North Hill Local Area Plan referred for further work as Administration has recommended.

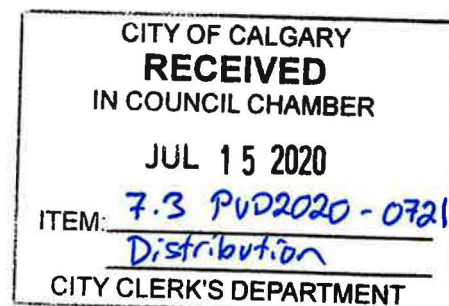
We also wish to record our appreciation for the fact that Administration has obviously listened actively and is now responding to comments from both stakeholders and councillors comments at the March 4, 2020 PUD meeting regarding these complicated topics, and also that there is now a willingness to further improve these important planning documents before these topics return to Council.

Also, as BRCA perceives there to be a lot of alignment between the further work now being recommended by Administration, and Councillor Carra's proposed approach and suggested amendments, we hope that synergies can be realized over the proposed work period, and that the best of both can proceed.

BRCA looks forward to the opportunity of considering the impacts for our community once the work is underway and outcomes are more clear.

**Ali McMillan  
Planning Director**

**PER: BRIDGELAND RIVERSIDE COMMUNITY ASSOCIATION BOARD OF DIRECTORS**





## Public Submission

City Clerk's Office

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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 **Jacqueline**

\* Last name **Grabowski**

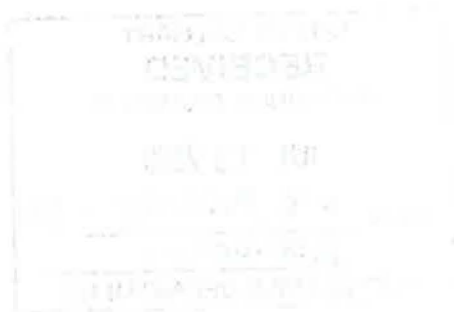
Email **jacquelinecole@ymail.com**

Phone

\* Subject **Support for the Guidebook for Great Communities**

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

**Letter attached - previously submitted but does not appear in the agenda - July 15th  
SPC on Planning and Urban Development  
PUD20200721**



PUD2020-0721: Guidebook for Great Communities

Attn: Committee Members  
Re: Letter of Support for the Guidebook for Great Communities  
PUD2020-0721  
Community Member Input

As a member of the Heritage Working Group, I am participating with my community colleagues, local community association and business representatives, and members of the planning industry to contribute to the local area plan for our area. This plan utilizes and applies the tools found in the Guidebook framework.

The Group includes a wide range of perspectives and demographics. Starting at the macro community scale down to the micro - street by street - the group shares thoughts and experiences and ideas about what the future of the area could be, and where various levels of activity might make sense. With the wide ranging views, it is surprising to see that all of us agree for the most part on how we envision our community's future. The Guidebook framework has enabled this, not limited us, and no one has voiced any concerns about there being gaps in the terminology or planning principles we used.

The Working Group experience has been rewarding and I felt the need to convey this on behalf of many of us who feel engaged and fortunate contributors to our respective community vibrancy over the long term. As this relates to the Guidebook, I have sent these thoughts to my Ward 11 representative Councillor Farkas and would like to share this with the broader group who are decision makers on moving the Guidebook forward.

There has been a lot of misinformation spread from the highest levels of representation on what the Guidebook does, does not do, and its role.

- The Guidebook is not a policy in itself, it is a framework. It is not a densification project and has no mandate to promote development.
- The framework is not a free pass for owners and/or developers to skip the current approvals process.
- All future developments or re-designations will continue to follow the process of approvals that we currently follow.
- This means re-developments would continue to be open to public input, they would need to fulfill the local area plan criteria, and meet any applicable planning policies.

Key concerns I have heard from municipal representatives include protection of heritage buildings, flood mitigation and protection of single family residential. Heritage buildings and flood mitigation are well covered through various levels of Provincial and Municipal policy that remain in effect over and above the Guidebook. These policies include the Alberta Environment and Sustainable Resource Development Floodway Development Regulation (Provincial) and the City of Calgary Municipal Development Plan and the City of Calgary Heritage Planning group. There is no need for the Guidebook to comment on overarching policies or further detail them as they are already controlled.

Single family homes are covered in the framework through use of the term "low density residential". In Working Group sessions, the group can identify new areas of low density, call them out, or leave the density as it stands. There is no need to "protect" single family homes

PUD2020-0721: Guidebook for Great Communities

when the plan shows existing low density residential in context. Why prescribe to the granular level what lot a single family home can be on versus a secondary suite single family home? This is overly controlling of a free market and by simply placing low-density residential as the use the context is clear. As noted above, permits and re-designations would continue to follow the current approvals process. Without a market condition, a buyer, developer and supporting neighborhood, single family homes are inherently protected as much as they should be by City policy.

In my professional career, I have spent over 10 years working within the development industry in professional services firms. I understand the many layers of policy that affect the way we plan our City and have seen the rigorous process new development follows for approvals; the framework does not change this process or the safeguards provided by current planning policies. What it does is reduce confusion from an owners, citizens, City employee, and approvals perspective.

This framework is a great way to bring all of the overlapping policies together so that regardless of where in the City I want to look at policy, how it affects my home, my neighborhood, or potential development of a property – I can understand the language and context uniformly. Additionally, members of the various land use appeals boards and City planners – will find their decisions easier to make without ambiguity or contradictions in overlapping policies.

I want to thank you for reviewing this letter of support. I hope it shows that many citizens are hard at work within the Guidebook framework and feel it supports our needs to build community. Ultimately the work of City planning employees, community members and industry representatives should be recognized as additional layers of input and engagement for this document.

Please feel free to contact me should you want to discuss this further. I will be viewing the PUD committee discussions on July 15 and am eager to see positive movement forward on this framework.

Thank you,

Jacqueline Grabowski

[jacquelinecole@ymail.com](mailto:jacquelinecole@ymail.com)



THE CALGARY HERITAGE INITIATIVE GIVES CONSENT TO THE CITY OF CALGARY TO PUBLIC DISTRIBUTION OF THIS LETTER AND ATTACHMENTS BY ANY METHOD.

July 14, 2020

Re: July 15, 2020 City of Calgary SPC on Policy and Urban Development  
7.3 Guidebook for Great Communities Referral for Additional Direction, PUD2020-0721

Dear Members of PUD

The Calgary Heritage Initiative, known as CHI, is a volunteer society dedicated to the preservation, productive use, and interpretation of buildings and sites of historic and architectural interest in our city. Heritage communities contribute to the economic and environmental sustainability of our city and the social wellbeing of our citizens. They create a sense of place. Over the past couple of years, CHI actively participated as a heritage stakeholder in the Guidebook for Great Communities and related Heritage Conservation Tools and Incentives Report engagement processes.

CHI supports Administration's recommendation "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." CHI also supports the recommendation "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." In particular, CHI supports further work on the proposed revision: item 2. Heritage Preservation Policies".

The Guidebook should not be recommended for Council approval by PUD until it is known what heritage tools and incentives will be adopted by the City.

Statements of Significance, existing DC's and possibly areas where historic caveats apply, should be considered in the identification of heritage areas and boundaries for all future multi-community LAPs and this directive should be spelled out in the Guidebook for Great Communities.

Work on density bonusing, underway with the Established Areas Growth and Change Policy, also needs to be completed, as does alignment with the revisions to the Municipal Development Plan.

Karen Paul  
CHI Communications Director  
On behalf of the Calgary Heritage Initiative Society  
[contact@calgaryheritage.org](mailto:contact@calgaryheritage.org)



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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 L.J.

\* Last name Robertson

Email ljrobertson@shaw.ca

Phone 4032634896

\* Subject Guidebook for Great Communities, PUD 071520, Item 7.3

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)  
Please see the attached correspondence from the Inglewood Community Association.



INGLEWOOD COMMUNITY ASSOCIATION  
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CALGARY, ALBERTA  
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July 14, 2020

Policy and Urban Development  
City of Calgary  
PO Box 2100, Stn. M  
Calgary AB, T2P 2M5

Dear Councillors:

Re: Guidebook for Great Communities , Item 7.3

As Inner-City Planning Director for Inglewood Community Association, I have been wondering how best to update our concerns with regard to the Guidebook, given that **we have not seen any amendments** against which we may gauge progress made since the multi-CA issues raised in March. There has been a recent FAQ page set up online that seems designed to allay fears about the impact of the policy, specifically stating that the Guidebook :

- will not change zoning or building types that can be built in a community, this will be determined by the Local Area Plan (LAP)
- will not change what can be developed in a community because the residents and stakeholders know the context, impacts and opportunities better than anyone so this will be determined through the LAP process
- will not eliminate single family housing and if other forms of housing are permitted, they will be identified through the LAP process
- does not require a specified amount of density; this will be determined through the LAP

The caveat is then made that this does not preclude an elimination of R-C1 which might be changed by Administration but would be subject to consultation (which, based upon history, is not encouraging).

The team in charge of the MDP revision scheduled a special session with the Inner-City Coalition and went through the document line by line in a workshop setting, emphasizing that concerns may have been based on semantical issues and poorly-defined concepts which they would take steps to correct. This forthright approach was appreciated by CAs and mitigated many of our concerns. This is in contrast to the Guidebook FAQ which was not presented to communities – it was only included as a note that they had updated the website. Both the failure to acknowledge the many problems with the Guidebook that have

seen it referred back to Administration and the failure to approach CAs with the new FAQ, explaining what had been done and why leave us convinced that **communication with the target audience is still poor.**

It is to be hoped that the FAQs are indeed fact based but we have no way of knowing this. Certainly, our draft LAP, delivered to us a month ago to the day, deferred almost entirely to the Guidebook in its most prescriptive form. Many of our objections post Guidebook release were based specifically on areas where the adverb “not” was absent from the previous four statements on zoning and land use bylaw. Indeed, it was made crystal clear that if the Guidebook allowed for a form of housing , it would have to be part of the new lexicon for all neighborhoods. This may still be the case, per the PD report 071520, 7.3, page 5, Item 5. Low Density Residential Areas which still insists that no typologies may be excluded but may allow one type of low-density form to exist in certain LAPs. Without any engagement, what that means is unclear. Although we know that the Guidebook will not be ready until 2021, deadlines are still being set for our LAP simultaneously with a Guidebook (if we are to believe the FAQ) redo which will now defer to the LAP – which is it and how can this “after you, my dear Alphonse” charade continue?

Once, again, we beg that the process be done judiciously and in the right order. Once again, many hours are being spent by dozens of CA volunteers who are trying to make sense of a process that is nearly unfathomable. It does not need to be done on the fly. It needs to be done right. It also speaks to a philosophy that avoids consultation. Please avoid that going forward – CAs do not have the resources to waste. We barely have resources at all. You are being advised by the Connecting Calgary Communities coalition in a voice stronger than anything you have heard before. During the referral process, please request that Planning Administration listen.

Yours very truly,

INGLEWOOD COMMUNITY ASSOCIATION



L.J. Robertson  
Inner-City Planning and Heritage Director





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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 **Margo**

\* Last name **Coppus**

Email **margo@coppus.ca**

Phone

\* Subject **Item 7.3 Guidebook Referral for Additional Direction**

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

**The Elbow Park Residents Association wishes to support the ADministration's recommendation regarding item 7.3  
See attached letter for more information.**

# ELBOW PARK RESIDENTS ASSOCIATION

800 34<sup>th</sup> Ave S.W.  
Calgary, AB, T2S 0X4

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July 14, 2020

To: Mayor, Council and City Clerk

Re: SPC on Planning and Urban Development Meeting July 15, 2020

Item 7.3 The Guidebook for Great Communities Referral for Additional Direction

Dear Mayor and Council:

The Elbow Park Residents Association is writing this letter to voice our support for the Administration's recommendation regarding item 7.3 PUD2020-0721.

It seems that our main concerns with the Guidebook are finally being acknowledged and we support the proposed plan to address these concerns.

Specifically:

- To provide additional policy guidance within section 2.29 for housing forms in specific areas in the local area plans.
- To include additional policy within section 2.22 Limited Scale regarding transitioning to low density residential building forms.
- Updates to the Urban Form Classification System

We would like to make some further suggestions:

- The Administration should conduct focused public engagement on these changes during the revision process, prior to the next PUD meeting to approve them.
- The work on the Guidebook should be finalized and approved before any work will be done on revising the Land Use Bylaw. The Guidebook should be the policy basis for the Land Use Bylaw revisions.

We appreciate the Administration's acknowledgement of, and the plan to address the concerns of many Calgarians who have chosen to live in low-density residential neighbourhoods.

Sincerely,

Elbow Park Residents Association.