



April 10, 2017

Tammy Henry, M PL., RPP, MCIP
Calgary Growth Strategies- Planning and Development
The City of Calgary P.O. Box 2100, Station M
Calgary, AB T2P 2M5

Re: Contextual Monitoring Report (PUD 2017-0313)

Dear Ms. Henry,

Thank you for your efforts to engage the Federation and Calgary's Communities on the Monitoring Report for Contextual single and semi-detached dwellings. Infill development and community change are important topics for many of our member community associations, and we appreciate the thoughtful engagement and gathering of community perspectives in the preparation of this report. Redevelopment is a difficult topic and we want to commend your role in creating a space where communities felt their concerns would be heard, respected, and considered. We would like this to be a model for future engagement.

From our last letter dated June 25, 2015, the Federation asked for an "engagement process that would capture and include the many and varied community perspectives on infill development." Since then, the Federation participated in two community events to capture this feedback. As this report concludes, the majority of concerns provided by stakeholders was outside the scope of this monitoring process, or was related to the process of general infill development. The Federation understands the purpose of contextual dwellings in meeting the goals of the MDP and acknowledges the work that the City has done over the past eight years to find a balanced approach for redevelopment that is responsive to the needs of both communities and the development industry. As a result, we understand and accept the City's decision to conclude the monitoring report, however, we are hesitant to give our full support without a plan of how outstanding issues with general redevelopment will be addressed. For full support, we feel the following is necessary:

- **A working group that discusses general redevelopment:** We understand that many of the issues identified by ourselves and our communities are outside the scope of the contextual monitoring report, however, when this monitoring concludes, there will be no active or regular avenue for these concerns to be addressed, and we believe this is needed. If possible, this working group, similar to the LUB stakeholder committee could:
 - **Explore a framework that addresses concerns for character and heritage.** For the past eight years, and again in 2015, we expressed that the "existing framework does not provide enough consideration of local character and heritage." While we acknowledge the work on heritage from the Main Streets program and the Developed Areas Guidebook, these programs only touch a portion of our affected communities.
 - Objective 2.3.2 of the City's Municipal Development Plan is to "Respect and enhance neighborhood character and vitality"- we feel that the ability of communities to ensure their

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community character is fully considered in redevelopment is too limited at present, we would like to see a framework that will better enable communities to incorporate the local context into redevelopment.

- **Work with the cross-corporate team to address issues and concerns about infill redevelopment.** We like the holistic approach that has been used by the Contextual Monitoring Report and we would like to see this approach used for discussing general redevelopment.
- **Commit to regular engagement with stakeholders.** This working group which would include the Federation, Industry and our member communities would work collaboratively with the City.
- **Education** on city initiatives for low-density infill development and education on redevelopment (policies and process) and community life cycling (impact of redevelopment). The Federation would be happy to assist the City on educating and communicating these topics to our community associations.

Redevelopment is a difficult topic to resolve, there are so many different perspectives that must be balanced. While we understand why this monitoring and reporting will end for contextual dwellings, in order for us to rebuild that trust between all three stakeholders, a working group would be a good direction to resolving many of the conflicts and challenges and working collaboratively again.

Sincerely,

A handwritten signature in black ink, appearing to read "Carrie Yap", is positioned above the printed name.

Carrie Yap
Urban Planner

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