

Preserve and Protect the Heart of Calgary's Low Density Residential Neighbourhoods

January 2021

The 2021 Guidebook for Great Communities should be revised to properly address the concerns of many Calgarians over the treatment of our existing homes in our stable low density residential neighbourhoods.

1. Focused Redevelopment

"The Municipal Development Plan directs growth to typologies such as Main Streets and Activity Centres within communities. Guidebook p iv".

We agree with and support this key direction. It puts densification where it should be.

The MDP also provides an excellent articulation of the benefit of focused redevelopment around activity centers and along the busier roads.

Section 2.2.1 Vibrant and Transit-Supportive Mixed-Use, Activity Centres and Main Streets. Objectives:

*"Focusing most intensification to defined areas provides **more certainty** to the development and building industries and makes redevelopment **more predictable** for existing communities by **lessening the impact on stable, low-density areas.**"*

The ad hoc random redevelopment in areas away from the preferred focused growth typologies should be avoided.

Neighbourhood Design

We believe that virtually all successful residential neighbourhoods follow the same general design;

- Contiguous areas of one type of low density housing form separate from other contiguous areas of a different housing form.
- They are not designed with higher intensity forms dropped ad hoc into the middle of lower intensity forms, or visa versa.
- Intensification is focused adjacent to busier streets and activity centres.

Virtually all the new subdivisions are also designed along this same model. Look at the layout of some of Calgary's most innovative and successful new communities, Mahogany, Mackenzie Town, Auburn Bay. They all have large separate areas of houses with separate areas of narrow-lot homes, other areas of semi-detached and duplex homes, and higher intensity forms along the busier streets and around the activity centres. They do not mix housing forms.

Existing Neighbourhood Character

The character of Calgary's existing neighbourhoods started with the original design and then took decades to build. Great cities are characterized by retaining and protecting some neighbourhoods that preserve the City's unique heritage and character.

We should preserve and protect the existing neighbourhood core of homes against ad hoc higher intensity redevelopment. This would focus the higher intensity to the defined areas where it should be.

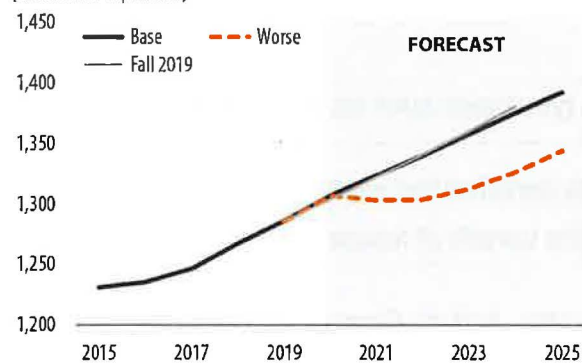
2. Future Uncertainty and Cumulative Effects

The impact of the ongoing recession in the energy industry, and the worsening impact of the Covid 19 crisis suggest that Calgary's population growth will be less than expected.

The *Calgary and Region Economic Outlook (Fall 2020)* shows potential lower population and employment forecasts in response to the Covid 19 crisis. With the current higher caseloads, deaths, and lock-down restrictions, these forecasts will only get worse.

City of Calgary: Total Population

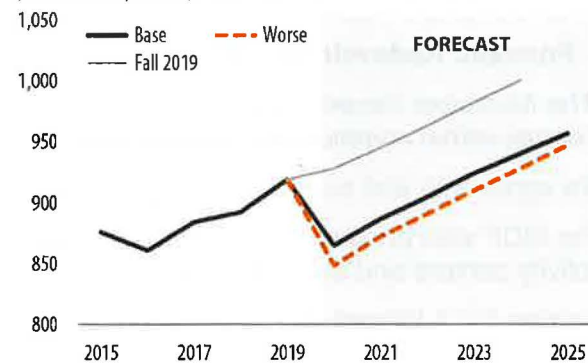
(thousands of persons)



Source: The City of Calgary Civic Census, Corporate Economics

Calgary Economic Region: Total Employment

(thousands of persons)



Source: Statistics Canada, Corporate Economics

Calgary will not need as much new housing as the previous long-term forecasts suggest.

For any new redevelopment, an existing home and streetscape must be demolished. This is irreversible and cumulative. If redevelopment is ad hoc and random, with time the unique identity of the neighbourhoods will be eroded. With time, all our neighbourhoods will look the same.

There is no need to reduce the unique character of existing neighbourhoods until it is obvious that intensification is required to meet new demand.

Random, ad hoc redevelopment should be avoided to prevent premature destruction of viable homes to make way for densification that will likely not be needed.

The City should preserve its existing homes and neighbourhoods for as long as possible.

3. We propose the following revisions to the Guidebook.

1. Create a new UFC "Neighbourhood Local Preservation" that retains the existing Land Use Bylaw District districts, rules and uses.
2. Allow the Local Area Plan to identify the appropriate areas in which to focus intensification.
3. All areas NOT identified for intensification should be designated "Neighbourhood Local Preservation".

This simple revision would:

- Provide the needed density increases.
- Retain and preserve existing neighbourhood character that took decades to build.

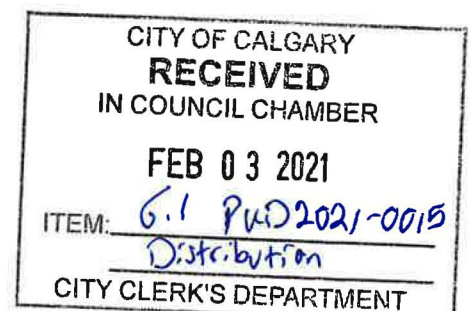
- Focus redevelopment where it should be around busier streets and activity centres.
- Reflect the design used in Calgary's successful new communities: separate areas of different housing forms.
- Provide more certainty to the development and building industries.
- Provide more predictability and less needless impact to the majority of Calgarians who live in stable, low-density neighbourhoods.

Please consider these proposed revisions. Calgary's future is uncertain for the next few years. Let's take the time to preserve the great city we have. As the future unfolds, and if we do need to increase the population density, we can re-look and re-focus our plans to put the right redevelopment in the right places.

Respectfully,

Michael Read

VP Development, Elboya Heights Britannia Community Association.



Good Morning Mayor and Council:

Please find attached a discussion regarding the Guidebook for Great Communities treatment of Low Density Residential Neighbourhoods.

It addresses the topics:

1. Focused Redevelopment
2. Future Uncertainty and Cumulative Effects

The following revision to the Guidebook is proposed

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Respectfully

Michael Read
VP Community Development
Elboya Heights Britannia Community Association (EHBCA)

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Dear members of the Planning and Urban Development Committee

On Feb 3th you will be considering your recommendations to Council regarding the adoption of the Guidebook for Great Communities and the North Hills Local Area Plan pilot.

We are pleased to present a joint submission from the Calgary Heritage Initiative and Calgarians for Heritage Districts for your consideration.

We have conducted an exhaustive review of these documents and met earlier this week with Administration to discuss our concerns and present our suggestions for improvement.

We ask for your support to make this a better guidebook for everyone.

Thank you

Calgary Heritage Initiative and Calgarians for Heritage Districts



RE Guidebook for Great Communities and North Hills Local Area Plan
PUD February 3, 2021: 6.1 PUD 2021-0015 & 6.2 PUD 2021-0030

To: Members of the Planning and Urban Development Committee
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Heritage plays a vital role in achieving the goals of the Municipal Development Plan. We are pleased to see heritage area policy tools included in the Guidebook, and the provision to detail their implementation in residential areas in the North Hills Local Area Plan over the coming months. We also understand that work is being undertaken to make recommendations for heritage on commercial Main Streets.

We do not support the adoption of the North Hills Local Area Plan at this time. While community histories have been added, this does not carry through to the policies. This plan is still incomplete. Adopting this plan would set a dangerous precedent for adopting other incomplete LAPS. Our position voiced of last July holds – placeholders for heritage policy are insufficient.

We offer our cautiously optimistic support for the Guidebook, but qualify our support with the recommendations listed below.

We are also optimistic about Calgary's future and the relationship between conservation and the adaptive re-use of heritage assets with our city's growth strategy to become a more compact city. This can be done in correlation with meeting the sustainability and environmental goals advocated for by the majority of Calgarians. The benefits are:

Economic: the improvement of existing dwellings creates 40% more GDP in Canada than new construction and is proportionally a bigger job generator.

Environmental/Sustainability: the building sector generating up to 35% of Canada's greenhouse gases and 35% of landfill waste, and the Canadian Green Building Council recommends 'to avoid the worst effects of climate change...focus on sustainable rehabilitation and retrofitting'.

Social/Cultural: Historic communities are physical links to our past. They provide a sense of identity, continuity and belonging. They are places for all Calgarians to visit and enjoy.

This letter outlines five key areas of concern with the Guidebook and NHLAP, many of which can be addressed with minor modifications to wording (see attachment). Representatives from Calgary Heritage Initiative, Calgarians for Heritage Districts, Heritage Calgary and several communities met with Administration on January 27th to clarify a number of points and received their commitment that the specific items in the attachment will be responded to following the PUD hearing on Feb 3. We ask for your support for these changes.

The five areas of concern are listed below, each with specific recommendations:

1. How effective will these policies be in balancing growth and infill development with the enhancement of neighbourhood character and distinctiveness?

We struggle with understanding whether the collective policies proposed are sufficient to balance preservation vs redevelopment (possibly tear-down and infill development) in our most heritage-rich communities (Zone A). The language of the Principles and Goals for the Guidebook has diverged from the MDP, which included Goal 2.3 “Respecting and Enhancing Neighbourhood Character.” The Guidebook sets a tone to “create” instead of “enhance” great communities, as if we were working from a blank slate.

After extensive review, we still do not have a clear understanding of how the various policies, including the three layers of Heritage Area Policy tools, will work together with the Neighborhood Local urban form, The Heritage Resources Policies and the Limited Scale Policy. The Guidebook and NHLAP do not reference layer 3 tools, i.e. direct control districts for heritage areas. Nor have we seen how effective these tools will be when developed and implemented in the NHLAP. If we struggle, as advocates of heritage policy tools, so too will the general public unaware of the evolution of these documents over some 15 years. We recommend that clear examples be provided during the period leading up to the March 22nd City Council public hearing, building upon the work in PUD2020-0758, ATTACHMENT 4 of the Heritage Conservations Tools and Incentives Report “Testing of Heritage Areas Discretionary Guidelines Policy Tool”. These examples, as well as support for the improvements suggested in the specific wording changes in the attachment, will go a long way to remove the ambiguity with the current documents. We also recommend that criteria for low density in Neighbourhood local, be expanded to include the heritage guideline area. (see page 3 of the attachment).

2. How will community-specific, local character be reflected on residential streets?

The Guidebook and LAPS will replace “The Infill Guidelines” for established communities and specific local policies in the ARPs of many communities. One size does not fit all – what works for North Hill Communities on one side of 16th Ave may not “fit” with the character on the other. What (if any) community-based policies will apply to residential streets with <25% heritage assets? The NHLAP has done a good job of providing guidelines for redevelopment on Main Streets...how about residential streets? Please consider a motion to include policy that enables community specific policies for private and public green spaces, sidewalks, landscaping, scale and setbacks. Such policies would guide redevelopment and provide some assurance to residents that what makes their local character special is reflected in new infill development. While such policy may not protect heritage per se, it would protect streetscapes, and the “feel” of a neighbourhood.

3. How will Designation and Layer 3 Participation be Incentivized?

CONTEXT:

- *Only 2.5% of Calgary's total housing stock (all types) was constructed prior to 1946, and just 1% prior to 1921 (source: Stats Can 2016)*
- *88% of the housing stock constructed prior to 1921 (6555) is in good repair, requiring only regular maintenance or minor repairs. It's well worth preserving. (source: Stats Can 2016)*
- *4122 residential heritage assets were identified over 26 communities in 2019 (currently being verified)*
- *Just 303 buildings whose original use was residential are listed on the Inventory of Evaluated Historic Resources, 34 have already been demolished and just 34 have been designated to date.*
- *Designation is Calgary's strongest tool to protect heritage assets that support "identity and a sense of place".*
- *Incentives for designation are not yet available (e.g. tax rebate, full funding of the Heritage Resource Conservation Grant program) or defined e.g. (bonusing).*
- *Funding tools and investment strategies are being reviewed (GB p 111).*

Given the limited incentives now offered to Heritage homeowners (and not all will be interested or be able to take advantage of development opportunities on their parcel), and given that it is not clear how the policies in the guidebook work together with Layers 2 and 3 to regulate lot coverage and height, if at all, how do we incentivize designation and the uptake of Layer 3: The Direct Control district tool?

When the redevelopment policies in the Guidebook apply, especially to Zone A, redevelopment by up-zoning is encouraged, creating a financial incentive to demolish. This is certainly appropriate in those areas directed by the LAP process. However, these policies also threaten heritage. Strong disincentives to demolish in protected areas must exist (eg massing, scale, height and lot coverage) and incentives must be strong enough to encourage retention. Right now, we only have designation as the primary mechanism for citizens to receive incentives.

To date, the Character Home policy in the Bridgeland-Riverside Character home retention policy has attracted little interest, as the incentives simply can't compete with the economic gain from spot upzoning. Given that density bonussing is not being considered as a tool to somewhat level the playing field between development and retention, at least in the NHLAP, what assurance do we have that some of the 4100 Heritage Assets in Zone A will be compatible with the Guidebook policies? It is unknown how many of the 4100 assets would qualify for inclusion on the inventory. If eligible for inclusion, designation by the homeowner is the best protection and if a homeowner does not have assurance regarding redevelopment on the abutting and surrounding properties, they may choose not to designate. We are asking that Council direct Heritage Planning to complete the assessment of the heritage assets identified in the verified windshield survey, prepare a list of those eligible for consideration to be added to the inventory, and expand policy 3.8.g. to include these assets. We anticipate that full support for the recommended incentives (e.g. tax incentive, grants and bonusing tools) be forthcoming.

4. Repurposing & Re-use

Given the current economic climate, there could be a fundamental shift towards working from home post-pandemic. In which case, what happens to our downtown, empty commercial space, etc.? We need to make better use of existing infrastructure, minimize construction waste, reduce commuting and pollution. As per the 2019 City of Calgary document entitled 'Heritage Conservation - Overview and Benefit Summary': The re-use of existing buildings presents significant carbon savings over the total cost of replacing a city's entire building stock. Historic buildings are said to have "Inherent Sustainability" through their long life-cycle, reparability, and traditional building design (Building Resilience: Practical Guidelines for the Sustainable Rehabilitation of Buildings in Canada). In addition, the demolition of buildings in Canada generates approximately 35% of all landfill waste (Canada Green Building Council). Conserving and rehabilitating the historic fabric presents a significant opportunity to reduce unnecessary landfill usage and material loss. The Guidebook focus on creating density via new buildings appears to be dated. There needs to be a stronger policy to incentivize repurposing of both heritage and non-heritage buildings, thereby relieving some of the pressure on historic communities and directing redevelopment to the nodes and corridors (as per the MDP direction). Please see page 10-11 of the attachment for further suggestions as to how the NHLAP could be improved to encourage repurposing by identifying potential candidates in the plan.

5. Calgary does not (yet) have policy for integrated heritage districts

Heritage districting policies in many other cities in Canada encompass not only residential, but also commercial, institutional and industrial uses. While we recognize the limitations of the Alberta Historical Resources Act in this regard, we trust that the City's Heritage Planners will continue to work toward more inclusive heritage district policy. In the meantime, please support our suggestion to modify the wording that allows higher density "near or adjacent to main streets", delete near and add except where heritage policy areas apply...." (See pp.2-3 of the attachment). This would protect the integrity of potential heritage districts that have both residential and commercial assets of a similar scale, style or era.

In closing, as a stop gap measure, we ask for your support to apply this policy in the NHLAP : p. 48 2.12 "Heritage Guideline Areas 1. Land use redesignations for higher density development are discouraged until heritage policy tools have been developed I the plan area." To ALL areas identified with >25% heritage assets on a block face, as per the validated windshield survey results (apx 4000 heritage assets).

Heritage Belongs to Everyone!

Sincerely,

Karen Paul

The Calgary Heritage Initiative Society (CHI) advocates to preserve and promote the productive use of buildings and areas of historic significance. Established in 2006.

Lorna Cordeiro

Calgarians for Heritage Districts (CFHD) focuses on educating government and the public about Calgary's potential Heritage Districts. Established in 2014.

<p>Guidebook for Great Communities – Released Jan 4, 2021 www.calgary.ca/guidebook Comments: Calgary Heritage Initiative Society and Calgarians for Heritage Districts, January 28, 2021</p>			
<p>1. The language of the Guidebook does not reflect the MDP. The principles and goals of the guidebook set the tone for what our communities will look like as they evolve. Neighbourhood character and heritage is missing.</p>			
Section/Page	Item	Concern/Issue	Suggestion
About iii	What...? The Guidebook provides direction for how to create great communities...	<p>Language like “provide” and “create” implies “new”. Communities with heritage character already have a sense of place – this could be ENHANCED. The language has changed from “neighbourhood or community character” – something that Calgarians understand and voiced during the engagement for Plan It Calgary (2008) as reflected in the MDP (eg Goal 2.3 “Create great communities by maintaining quality living and working environments, improving housing diversity and choice, enhancing community character and distinctiveness and providing vibrant public spaces.” Policy 2.3.2 “Respecting and Enhancing Neighbourhood Character”)</p> <p>Heritage is no longer mentioned in the Principles and Goals for the Guidebook– it’s buried in the definitions. Nowhere in the Guidebook does the term “neighbourhood character” appear, yet this is what residents in, and visitors to, heritage communities are most concerned about losing. Residents considering purchasing in a heritage community, purchasing an inventoried or designated home, or considering designation need certainty that their decision and investment will be protected vis-à-vis maintaining the streetscape.</p>	What...? The Guidebook provides direction for how to create and enhance great communities...
P 12 Principles	Identity and Place: neighbourhoods are well designed and create a sense of place		“Identity and Place: neighbourhoods are well designed and create a sense of place by respecting and enhancing neighbourhood character” (add wording from MDP 2.3.2)
P 13 Goals	What are the most valued amenities in the community? #5 Provide spaces that foster a sense of place...		“What are the most valued amenities in the community... “ (Reinstate examples as per March 2020 version), “including public art, heritage resources, parks and vistas?” #5 Provide and enhance spaces that foster a sense of place...
P. 126 Appendices: Local Area Plan Chapter 1	Goals for Great Communities 5. Provide spaces that foster a sense of place and are designed for everyone.		Add 9. Respect and enhance neighbourhood character through the retention of heritage assets.

2. Urban Form Categories – Policies do not include heritage area policies for uses other than primarily residential. Identity and sense of place in the historical context should consider all uses.			
Section/Page	Item	Concern/Issue	Suggestion
P26-43	Policies for Neighbourhood Urban form Categories 1-3 (Commercial, Flex and Connector)	These are neighbourhood activity centres and commercial streets. There is no mention of heritage policy applying to these areas, yet they often define the distinct identity of a community and “fit in” with the residential character. Within neighbourhoods, commercial, institutional, industrial buildings and adjacent residential were typically developed in a similar era with compatible materials, architecture, and scale. The policies in this section do not reflect heritage retention through such tools as heritage density (transfer) or bonusing levies which could help to fund the Heritage Resource Conservation Grant program. We understand that work is currently underway on commercial heritage streets. We advocate for district policies that include residential, commercial, institutional, and industrial uses. The Guidebook is incomplete in this regard and does not provide sufficient direction to communities for the development of LAPS that retain and enhance heritage assets in these three non-residential categories, especially where they abut heritage-rich residential areas.	<p>Include wording that references available heritage retention strategies, tools, and incentives for categories 1-3.</p> <p>Set as a priority for the Sustainment Committee to incorporate heritage area policies for categories 1-3 into the Guidebook.</p>

3. Neighbourhood Local Urban Form Category – It is not clear how this policy works with heritage policies and scale modifiers.			
Section/Page	Item	Concern/Issue	Suggestion
P 48 Map 1, Zone A	These communities were developed prior to 1945...	Description of Zone A does not mention the significance and extent of remaining residential heritage assets concentrated in these communities. Intensity is targeted to these communities and could pull investment for redevelopment from activity centres and main streets as directed in the MDP	Demonstrate how Neighbourhood Local forms, Heritage Area Policies, Heritage Resources policies and Scale modifiers will work together to protect Zone A assets and encourage designation
P 48-9	c. i. on collector streets	In Zone A, highest intensity is encouraged on collector or higher-order streets. The amount of vehicular traffic on collectors does not warrant this highest intensity.	Remove “collector”
P 48-9 Map 1 Zone A & B Policies	c. and g. Higher intensity, low density residential forms should be supported... ii. near or adjacent to Main Streets, transit stations areas and other Activity Centres as defined by the local area plan.	“near” is too ambiguous. If a Main Street, transit station area or Activity Centre has a high concentration of non-residential heritage assets and/or a high concentration of residential heritage assets, then higher intensity forms will be allowed that might erode the integrity of a potential residential/commercial heritage district. Page 5 Heritage Conservation Policy Tools and Financial Incentives Report, April 2020, approved in July says “Heritage area policies are intended to apply to primarily low density residential properties. And area boundaries will not overlap with Main Streets ...” Wording is “overlap”, meaning ON a Main Street	c. and g. Higher intensity, low density residential forms should be supported...except where heritage policy areas apply (25% threshold of assets on a block face) ii. Delete “near”
	Zone A d . Moderate and lowest, low density residential forms should be supported where the parcel....	Most of the remaining residential heritage assets are low density and in highly desirable character neighbourhoods that are under development pressure. If there are a minimum 25% of heritage assets on a block face, a heritage policy area applies and if 50% or more, a Direct Control district may apply. If sufficient heritage assets exist to qualify for a heritage policy area, but they are within 600 meters of	Add to d., e. & h. ..meets the criteria for a heritage policy area (25% heritage assets on a block face) and (d. - one and e.-two and h.-one) of the following criteria: Suggestion: Change d.v, e.v, & h.v

	<p>e. Lowest intensity, low density residential forms should be supported where the parcel.... Zone B</p> <p>h. Lowest intensity, low density residential forms should be supported where the parcel....</p> <p>d., e. & h. v. is not located within 600 meters of a transit stop</p>	<p>a transit stop, all those residences could be demolished and redeveloped within a 1.2 km diameter circle, with multiple circles possibly overlapping or touching. Mapping this out could eliminate a very high percentage of heritage homes in a community.</p> <p>Transit stop is not defined – administration tells us that these include LRT stations or all transit stops, including bus stops.</p>	<p>is not located within 600 meters of primary transit stops.</p> <p>Suggestion: More refined definition of transit stop, modified to: PRIMARY transit stops.</p> <p>For context, calculate the number of residential heritage assets that meet the heritage area policy threshold of 25% relative to total existing housing stock in zone A neighbourhoods. These homes are worth protecting.</p>
	<p>d., e. & h. i. is laneless</p>	<p>This criterion relates to the presence of lanes.</p>	<p>Add definition of lane.</p>
	<p>d., e. & h. iv. contains or abuts an escarpment</p>	<p>This criterion relates to escarpments.</p>	<p>Add definition of escarpment.</p>
	<p>New criterion</p>	<p>It is difficult to determine contextual heights on steep slopes that may not be part of escarpments.</p>	<p>Add: is not located on a slope of greater than...define minimum grade</p>
	<p>New criterion</p>	<p>It is difficult to develop on odd shaped lots in areas with curvilinear streets.</p>	<p>Add: is not located on a curvilinear street</p>
	<p>d., e., & h. ii. is of a prohibitive parcel shape or size</p>	<p>How is prohibitive determined?</p>	<p>Define prohibitive lot size and shape</p>

<p>P 47 Limited Scale Residential Intensity Policies</p> <p>P 78 Limited Scale Modifiers</p> <p>P 83 Scale Transition</p>	<p>Refers to three storeys or less, actual height is not specified</p> <p>“consideration for site-specific characteristics, such as heritage”</p>	<p>A three storey row housing infill next to a low-density heritage home is a major contrast in massing and scale and eliminates landscaped area that supports mature trees.</p> <p>We understand that the Guidebook informed LAPs will replace existing ARPS and the Infill Guidelines.</p> <p>Unclear how “P 78 2.23 Limited Scale Policies b. Development in Limited Scale areas may limit building mass above the second story in Neighbourhood Local Areas” applies to heritage guideline areas. Does this address the height issue in heritage areas?</p>	<p>Recommendation for Guidebook Sustainment: Strengthen or define transitions if adjacent to a heritage asset or within a heritage policy area.</p>
<p>P 100 3.8 Heritage Resources Policies</p>	<p>Wording such as “encouraged”, and “should be explored”</p> <p>g. New development is encouraged to be compatible with the context of abutting sites on the inventory using setbacks, massing, street wall height and landscaping.</p>	<p>If new development isn’t required to be compatible with abutting sites, homeowners of a heritage resource may be discouraged from designating if part of what they want to protect is their streetscape. Designations of historic resources are more likely to happen in areas that have stability and protections</p> <p>There are only 300+ properties on the Inventory that had an original use as residential (including multi) and only about 10% of these (about 30) are designated now. There is a backlog of properties waiting to be inventoried and if designation is to be considered by the owners, they need assurance that neighbouring properties will remain contextual.</p>	<p>Strengthen to “must”, “shall”</p> <p>Add after abutting sites on the inventoryor scheduled for evaluation to be considered for the inventory....</p>
<p>P 111 Funding Tools and Incentive Strategies</p>	<p>... includes heritage density transfer bonus, property taxes</p>	<p>In July 2020, a delay in the adoption of the Guidebook and NHLAP was approved, in part to incorporate heritage tools and incentives policies.</p>	<p>Recommendation for Guidebook Sustainment: Complete and incorporate the work on density bonusing, commercial heritage streets, and additional tools and incentives to encourage designation.</p>

<p>P 112 Considerations for Community Funding Tools and Incentives</p>	<p>“The city is reviewing funding tools and investment strategy...” “There are several tools to realize these potential investments...Special Policy Area...”</p>	<p>Density bonusing is a tool that could fund the Heritage Resource Conservation Program. Heritage density bonusing, and some of the heritage tools and incentives (like tax credits) are not yet available for implementation. Much of the application of these tools seems to be pushed down to the LAP, rather than clearly defined by the guidebook.</p>	
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4. Heritage Guideline Area Tool for Communities – Lacks certainty as to what could be regulated in the Guideline area and does not adequately address scale and lot coverage			
Section/Page	Item	Concern/Issue	Suggestion
P 113 4.1 b. iii	“Heritage Guideline areas should: ...exclude all parcels near or adjacent to an identified Main Street”	“near” is too ambiguous. There could be heritage assets on a Main Street and there could be similar era residential heritage assets near the Main Street that, together, would form a potential heritage district. See also comments under P 48-9 Map 1 Zone A & B Policies	Delete this policy
P 113 4.2 d	Heritage design guidelines may identify... vi. general massing considerations	Height is one of the most objectional items in redevelopment scenarios. The three-storey maximum is out of context for many heritage neighbourhoods. “May identify...general massing considerations” is too vague to address height issue.	Add: vii. Maximum height and scale transitions indicate that infills in a heritage guideline area would be discretionary
	ii. front yard setbacks	Setbacks are one tool to limit lot coverage. By only regulating front setbacks, and not side or rear setbacks and not regulating contextual % lot coverage, maximum lot coverage is encouraged. Potentially very large infills on typically larger lots in older communities are constructed that are built to the max of the allowable side yard. Removal of these “buffers” between homes has a negative impact on the character of the streetscape. This does not add intensity in the lowest intensity, low density residential form, except if a secondary/backyard suite is added which could also be achieved if the heritage asset is retained. Limited lot coverage and having front and side setbacks in keeping with the heritage area would de-incentivize demolition. A high percentage of lot coverage, narrow side setbacks, combined with higher infills reduces the landscaped area that supports retention of mature trees or planting of new ones. The MDP has a 60-year goal to increase tree canopy by	Include side set backs and modest maximum lot coverage

		2-3 times the 1998 7% coverage estimate, and this should be considered when establishing set backs and lot coverage in heritage guideline areas.	
P 113 4.1 e.	Heritage design guidelines may not include guidance regarding the following: i. Land use designation ii. Parcel size; and, iii. Number or size of dwelling units or suites	<p>This policy provides for a change of use to allow for multifamily and subdivision with narrow infills.</p> <p>P 5 Heritage Conservation Policy Tools and Financial Incentives Report, April 2020, approved in July states: “Proposed heritage area policies do not attempt to restrict the allowable use/activities or number of dwelling units on a property.” This does not refer to “parcel size.”</p> <p>Small scale/low density is an incentive for low density areas in the heart of residential communities (significant differentials in height and massing DE-incentivize people in low density communities to keep their heritage assets — re Infill Guidelines & repeated complaints from residents about infills; combined with financial gain of selling properties to developers who will upzone)</p> <p>Guidebook does not reference Direct Control layer 3 tool or describe how that tool can regulate massing, lot size, lot coverage # of units, etc.)</p>	<p>Heritage design guidelines may not include guidance regarding the following, except where lowest intensity, lowest density residential forms occur within the heritage policy area...</p> <p>Clarify how Neighbourhood Local policies for lowest intensity, low density forms, the Heritage Guideline Area Tool, limited scale modifier, Layer 3 DC, proposed land use by law and the role of covenants/restrictive covenants work together to protect heritage areas.</p>

North Hills Local Area Plan – This Pilot plan for Guidebook Implementation does not include the Heritage guideline area policies. Released Jan 4, 2021: https://engage.calgary.ca/NorthHill/realize			
Section/Page	Item	Concern/Issue	Suggestion
p. 33, 2.4 General Policies	Policy 3. In addition to the heritage policies of the guidebook, the conservation of heritage resources is encouraged by supporting higher-density development and/or additional uses on sites where a heritage resource or cluster of heritage resources is retained.	Wording does not include heritage assets. If higher density is encouraged on these sites, the streetscapes won't be protected. This sounds like a policy suited to Commercial Main Streets, but not residential, especially the lowest intensity, low density Neighbourhood Local form.	Include heritage assets or heritage assets within Heritage Guideline Areas. Specify that this policy does not apply to non-residential lowest intensity, low density Neighbourhood Local form.
P.9 Neighbourhood main streets	Does not reference whether any of these are heritage main streets under study	Historic neighbourhood Main Streets should be considered in the context of the heritage guideline areas	Identify historic main streets, is any on the NH maps Sustainment priority for historic Main Street policies
p. 48, 2.12 p 69, 4.3 Local Area Plan Implementation, Monitoring, Review and Amendments	The Plan recognizes that further work is required to both identify and draft the appropriate guidelines. P 48. Policy 1. Land use redesignations for higher density development are discouraged until heritage policy tools	The NHLAP is still incomplete regarding the application and implementation of the heritage tools and incentives. We advocated for inclusion of these heritage policies in July when the extension to first quarter 2021 was approved and are disappointed that the work is still not included. Will the heritage areas change with the verified windshield survey? What does "higher density" mean? Higher than existing or higher than now allowed by the LUB/ARPs etc.	Sustainment priority must be to identify and draft the guidelines for the identified heritage areas. Clarify and strengthen the wording of P 48 Policy 1

	have been explored in the plan area.	“discouraged” is weak	
p. 56 3.2.1	Creating Great Communities	“Creating” implies new – not respecting what already exists	Add and enhancing
p. 68 4.2 LAP Interpretation	<p>14. Existing Caveats/Restrictive Covenants</p> <p>“Some parcels in the plan area may have caveats registered against the certificate of title which may restrict development. These restrictions may include, but are not limited to, restricting development to one or two-unit dwellings. In some cases the caveats may not be in alignment with the goals and objectives of this Plan and where such conflicts occur, The City of Calgary supports the direction of this Plan. It is the responsibility of landowners to have caveats discharged from their land title certificate.”</p>	<p>The way it reads now doesn’t acknowledge the importance of these historic caveats in some communities as having defined the building scheme and is effectively telling landowners to discharge them in order to realize the plan.</p> <p>By modifying this in the NHLAP, it sets an example for including similar wording in other LAPS – such wording/direction could also be added to the Guidebook.</p> <p>The crux of the issue is that the NHLAP is the pilot, heritage guideline areas are mapped, but the guidelines have not been developed so we can’t know how the various policies will be defined, considering existing “tools” (like DCs and caveats) and how they will work together with other policies in the plan to “respect and enhance neighbourhood character” (from 2.3.2 of MDP).</p>	<p>Suggest modifying to read that these Caveats/RCs may be considered when developing the heritage policies/and or guidelines as identified in section 2.12</p> <p>Suggest adding to the end of the last sentence”or collectively defend the caveats through legal channels”</p> <p>Similarly include “existing DCs may be considered when “developing the heritage policies/and or guidelines as identified in section”</p> <p>Reference similar wording in the Guidebook so that it can apply to other communities with these instruments.</p>
P 21 Map 2 P 49 Map 5	Community Characteristics & Attributes or Heritage Guideline Areas	With our economic outlook, commercial vacancy rates, and move to work from home (a trend we are seeing because of Covid), and given the environmental/sustainability benefits of repurposing, this could relieve some of the pressure to redevelop residential in the core of communities, support it in the nodes and corridors and avoid creating more competition	Include a map that shows Inventoried, Designated and Heritage Assets as a reference (noting that it is constantly being updated) and that properties be identified on this map that the communities support for repurposing – say from vacant

		<p>for already oversupplied inventory. The NHLAP refers to repurposing Tuxedo Park School – great. The LAPs should identify a list of candidates for repurposing for suggested possible uses and add policy that such change of use would be supported. These could be heritage or non heritage buildings. Also – the NHLAP has no mention of density bonusing (transfer) yet the Guidebook suggests it could be applied – eg to the candidates for repurposing. Again the NHLAP is incomplete and lacking granular detail.</p> <p>Example of identification of Heritage resources: https://beltline.ca/media/17%20AVE%20Design%20Strategy.pdf</p>	<p>commercial to residential. For the NHLAP It could be added to the maps on P 21 or 49 or a separate one in the appendix as a reference.</p> <p>Identify where density bonusing could apply.</p> <p>Specify how the density bonusing payments would be used in the community – ideally to boost the <i>Historic Resource Conservation Grant</i> in order to support repurposing</p> <p>Enable bylaw relaxations as needed (e.g. change of use, parking) and promote the non-residential conservation grant</p>
p31 Map 4	Building Scale – Limited up to 3 storeys	P 78 of the guidebook provides for Limited Scale Modifier 2.23 b. Development in limited scale areas may limit building mass above the second story in Neighbourhood Local areas.	Identify areas where the limited scale modifier could be applied in the NHLAP area.,



Public Submission

City Clerk's Office

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I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) Donald

Last name (required) Darnell

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) Guidebook for Great Communities

Date of meeting Feb 3, 2021

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

Our family lives in South Calgary (Haysboro). We urge council to support full adoption of the Guidebook for Great Communities. I have reviewed this document in detail. It is a well-considered foundation for community planning which considers both the history of our city's neighbourhoods, and the actions necessary to make Calgary liveable and affordable in the future. The city has done a great job on this document, and on engagements with the communities. While you may hear a few loud voices opposed to any change in the structure of our sprawling city, examples across the country and around the world make clear that some adaptation to the way we develop going forward is critical to our success. Adopting this Guidebook is a first important step.

Our own community association representatives, and those from surrounding neighbourhoods, have worked hard to provide inputs which reflect our concerns and values here. They continue to work on planning based on the long-view insights and guidance this Guidebook provides. This is not a matter for the general public to have to research and decide. Approving this Guidebook is a responsibility of City Council. I urge you to put this good plan into effect as soon as possible.



Highland Park Community Association
3716 2nd St. NW
Calgary, AB T2K 0Y4

January 28, 2021

Standing Policy Committee on Planning and Urban Development
City of Calgary

RE: Guidebook for Great Communities – Letter of Support

We are writing this letter in support of the *Guidebook for Great Communities*. We ask that the Standing Policy Committee on Planning and Urban Development recommend the *Guidebook* to City Council for approval.

Highland Park is a community that has seen considerable change over the past 10 to 15 years. The older 1950's bungalows are being replaced by modern semi-detached houses, and now by some townhouse developments. Regrettably, this redevelopment activity has not had over-arching guidance from a current local area plan, nor even from guidance documents such as the Infill Guidelines. Every redevelopment application has been reviewed and adjudged on a one-off basis. We are also a community with a designated Main Street (Centre Street) along which the future Green Line will run with a Transit Station to be located at 40th Avenue and Centre Street.

The *Guidebook* is intended to be used for developing future local area plans: “The Guidebook only applies to communities with local area plans that are completed using the Guidebook” [p. iv]. What it does is set out a standardized classification system and terminology for urban form categories, scale modifiers and activity levels that are based on function and usage within a community. For example, the Urban Form Categories (UFC's) “Neighbourhood Commercial” and “Neighbourhood Flex” are intended to represent those areas in a community where people go to shop and gather but also to live. They are broad categories that would permit a variety of appropriate land use designations. The use of these categories enables a community to capture – in somewhat generalized terms – what they would like to see in certain areas of their community. The use of standardized terminology and categories allows all parties – the residents, developers, businesses, and the City – to understand what is wanted and intended in a consistent manner. The *North Hill Communities Local Area Plan* is the first plan developed in conjunction with the *Guidebook*.

The *Guidebook* is not about wholesale redevelopment of communities. It is not about everything being torn down and rebuilt. It is about communities – through the local area planning process – being able to have a say about what are the unique characteristics of their community, where it might be logical to

encourage redevelopment, where they would like to see local shops and businesses locate, and where they might want to preserve and safeguard certain features of the community. Those features could include park and green spaces, heritage buildings, character homes or the mature trees shading their neighbourhoods.

As indicated elsewhere, the *Guidebook for Great Communities* has been in development for several years. The approach taken has been an interactive and iterative one. The process has involved community residents, builders and developers, and local businesses as well as professional planners. Throughout that time, the City staff who comprise the Guidebook team have been courteous, respectful and have demonstrated genuine and thoughtful consideration of the questions, comments and concerns that have been raised over the past few years. They have worked diligently to resolve any of those questions or concerns that arose in such a way as to achieve consensual agreement. The engagement process has been extensive, and we truly appreciate the opportunities this has provided our community to participate and to learn.

The *Guidebook for Great Communities* further develops the policies of the Municipal Development Plan and is a foundational document that sets the framework for multi-community local area plans. It is the foundational piece for the proposed *North Hill Communities Local Area Plan*. Both documents have informed each other throughout their evolution. In order for the *North Hill Communities Local Area Plan* to be accepted, the *Guidebook* must also be accepted. The community of Highland Park has need of both.

Thank you for taking the time to review our letter of support for the Guidebook, and for giving consideration to Highland Park's earnest desire to see both the *Guidebook* and the *North Hill Communities Local Area Plan* recommended for approval at Council.

Yours respectfully,



D. Jeanne Kimber
President, HPCA



Greg Miller
Development Director, HPCA

Cc: Jyoti Gondek, Chair, SPC Planning and Urban Development
Cc: Councillor Sean Chu, Ward 4

From: [Chris Ollenberger](#)
To: [Warren \(design@knightsbridgehomes.com\)](mailto:Warren.design@knightsbridgehomes.com); [Stephen Barnecut](#); [Jamieson, Robyn](#); [Beverly Jarvis](#); [Paul Cameron](#); [Dave White](#)
Cc: [Kahn, Lisa](#)
Subject: [EXT] FW: NAIOP Calgary Submission re: Guidebook for Great Communities
Date: Friday, January 29, 2021 10:09:20 AM

FYI for you all re NAIOP and Guidebook. Our committee supported.

Chris

From: Chris Ollenberger
Sent: Friday, January 29, 2021 10:08 AM
To: Kahn, Lisa <Lisa.Kahn@calgary.ca>
Cc: guy.huntingford@naiopcalgary.com; Tita, Matthias <Matthias.Tita@calgary.ca>; Mueller, Joachim <Joachim.Mueller@calgary.ca>; Dalglish, Stuart <Stuart.Dalglish@calgary.ca>; Debra Hamilton (debra.hamilton@calgary.ca) <debra.hamilton@calgary.ca>
Subject: NAIOP Calgary Submission re: Guidebook for Great Communities

Dear Lisa:

Thank you for reaching out to NAIOP Calgary with respect to the Guidebook going to PUD on Feb 3, and to your team for many months of discussions during the development of the Guidebook. As you are aware, there have been many changes in wording in several areas, and more recently, notably large shifts in the Urban Form Categories - a core fundamental to the document.

While NAIOP Calgary understands the long term vision for the Guidebook for Great Communities, realistically its just a first step. Support of the Guidebook really requires a new land use bylaw to be effective, likely some work in repealing older policies that would be out of sync with the Guidebook and it also requires new Local Area Plans to really be implemented. NAIOP Calgary believes it is very important for PUD and subsequently Council to understand the work here is not done, but in fact is just beginning. This will undoubtedly mean that the Guidebook will need to be a living document, updated and aligned with future policy or land use bylaw work and that ongoing monitoring and sustainment will be needed. It must be refined as real applications are tested against it, and the next couple years will really practically be a teething period not a full implementation period if the Guidebook is to be successful in the long term.

We would also note that use of the Guidebook after approval by City Administration needs to be carefully done. It must be recognized that the Guidebook isn't supported by all the tools it needs to be applied strictly to a Development Permit application tomorrow. It needs the support of suitable Local Area Plans, like the North Hill Local Area Plan, and will really need the support of a new land use bylaw to really be a functional document. Its important that this is noted to all stakeholders, users and City Administration who utilize this work in the current planning context. This may be a challenge for everyone given the statutory status the City is anticipating for it versus where the city planning paradigm is outside of newer Local Area Plans, and the Guidebook likely doesn't change

much for future applications for at least a year or two.

For a couple of years, we likely will be living with a system both rooted in the past, and looking to the future. The Guidebook will not solve that period of transition today, but will be a first step towards evolving from the current planning approach. Its incremental step forward is notably demonstrated by the "Low Density Residential" policies recently added, which will likely continue to hold back the city overall initially in the goals of the MDP, but are also likely a good balance initially for today to gain citizen trust in the inevitable evolution of Calgary and its pace.

NAIOP Calgary supports taking the first step in our journey towards an updated planning system with the Guidebook, as we recognize it's the initial step forward and there is more work to come soon to make the Guidebook's intent translatable to implementation on the ground with new applications.

Thank you for the opportunity to discuss this policy work, and we look forward to discussing its future evolution in the coming years. We would ask that you include this correspondence in PUDs package on this item.

Sincerely,
Chris Ollenberger, P. Eng., ICD. D

Chair, Government Affairs Committee, NAIOP Calgary
National Director, NAIOP Corporate

Calgary Economic Development's
collaborative energy makes us a
conduit, connector, catalyst and
storyteller for Calgary.

January 29, 2021

Planning and Urban Development Committee

Re: Letter of Support for *Guidebook for Great Communities*

To whom it may concern,

Calgary Economic Development is pleased to provide a letter of support for the *Guidebook for Great Communities* being brought forward to the Planning and Urban Development Committee of Calgary City Council.

As the stewards of *Calgary in the New Economy*, Calgary Economic Development supports all efforts to build a city that attracts and retains the talent needed to fuel the growth of our changing economy. Place making is at the core of building a city striving to be: a great place to make a living, a great place to make a life. Great cities are inclusive and diverse, welcoming people and businesses to be a vibrant and prosperous city over the longer term.

Place making is a process that engages citizens and stakeholders to shape their city. The guidebook is a tool for citizens, stakeholders and City administration to engage in city building. This approach supports a process that considers quality of life and economic vitality in building great communities.

The principles and approach in the *Guidebook for Great Communities* align and are mutually supportive of our goals to attract and retain talent and companies through being the best place in Canada to live. Through the inclusive and engaging approach to identity and place, the Guidebook supports the intended outcomes for all four pillars (Place, Talent, Innovation and Business Environment) of *Calgary in the New Economy*.

We look forward to our continued work with The City of Calgary in achieving the vision of being the best place in Canada for the world's best entrepreneurs embracing technology to solve some of the world's greatest challenges.

Kind regards,



Court Ellingson
VP Research and Strategy
Calgary Economic Development

calgary economic
development
be part of the energy™

731 1st Street SE, Calgary, Alberta, T2G 2G9
Main: (403) 221-7831
Toll-free: 1 (888) 222-5855
Media: (403) 880-7040

calgaryeconomicdevelopment.com

2021-01-29

City of Calgary
Standing Policy Committee on Planning and Urban Development

Re: Support for Guidebook for Great Communities

Sustainable Calgary would like to acknowledge its support for the *Guidebook for Great Communities*. We recognize this is a piece of work a long time in gestation in the Planning Department. The *Guidebook* will be a cornerstone to ensuring timely and sustainable redevelopment and revitalization of existing communities. In particular, we are encouraged by the long-overdue emphasis on effective planning and development of Main Streets and Activity Centres.

We urge council to ratify this *Guidebook* and to move forward on implementing LAPs under its guidance.

We view this version of the *Guidebook* as a starting point.

We are happy to see there will be an active and engaged sustainment process to ensure the *Guidebook* is a living document, able to respond and adapt to rapidly emerging, and ongoing urgent issues in our city – the climate change emergency; the challenge of making Calgary a truly equitable city where all citizens can thrive; completing the active transportation network and the Primary Transit Network; mixed land use, including creative and sensitive integration of light industrial, commercial and residential areas and innovative non-market solutions to the provision of affordable housing. (see attached GGC review notes)

We recommend that, within two years, the *Guidebook* be revised to deal with those issues based on the experience with the North Hill Communities LAP.

We also recognize there have been concerns with the *Guidebook* because of the impact on existing development. The *Guidebook* has not adequately addressed those concerns.

As a result, we strongly recommend that Council establish a two-year moratorium on re-zoning in residential areas that are outside of Main Streets and Activity Centres. This will not only take pressure off those areas until the *Guidebook* has proven its value, but will help reduce the oversupply of housing that has de-stabilized the market and led to a significant drop in the equity of homeowners and landlords alike.

Sincerely,



Dr. Noel Keough
Chair of the Board of Directors
Sustainable Calgary Society



E-mail
info@sustainablecalgary.org

Mail
PO Box 52 223 12 Avenue SW
Calgary, AB, T2R 0G9

Visit Our Website
www.sustainablecalgary.org



School of Architecture, Planning and Landscape

PF2182, 2500 University Drive NW
Calgary, AB, Canada T2N 1N4
ucalgary.ca



31 January 2021

City Council - The City of Calgary

The City of Calgary
800 Macleod Trail S.E.
Calgary, AB

Re: Guidebook for Great Communities

It is my pleasure to write this letter of support for the Guidebook for Great Communities. My role as an Assistant Professor in the Master of Planning program at the School of Architecture, Planning and Landscape at the University of Calgary has involved working closely with multiple Community Associations. In my experience communities always request clarity for the potential change in development and growth proposed by the City. At the same time, developers also request clarity to what is expected of them and what the potential built form is allowed. This new Guidebook is a great implementation tool that will help provide this clarity.

The Guidebook has considered multiple case scenarios and the diverse context that developed communities have. The different Urban Form Categories proposed have been developed with a strong focus on how the public realm is use. The graphic representation of the planning tools make it very easy to understand and implement.

It is not easy to develop a set of guidelines for change. The Guidebook, through rigorous and thorough analysis, includes a diverse set of options for a density made in Calgary. A density that responds to our context.

I would like to congratulate the City of Calgary and its Planning and Development unit for this document. It is a very good instrument with an urban design approach to planning. This is an innovating and state-of-the-art planning instrument that will serve well our communities.

I strongly support the approval of the Guidebook for Great Communities.

Yours sincerely,

Francisco Alaniz Uribe

B.Sc.Arch / MPDU / MEDes-Urban Design / RPP / MCIP
Assistant Professor
Co-Director - The Urban Lab
403.399.4920 / falanizu@ucalgary.ca



Public Submission

City Clerk's Office

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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Robert
Last name (required)	Nicholson
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	Guidebook for "Great Communities"
Date of meeting	

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

I am borne and raised in Calgary and have lived here my entire life - for over 50 years. I am a property owner and tax payer of inner city Calgary property. I am strongly opposed to the City passing the Guidebook for Great Communities in its current form, and am opposed to any change to the current zoning bylaws as they exist. I believe there has been insufficient consultation with home owners and community residents and insufficient impact and viability studies related to this proposal, or communicated to Calgarians. I have spoken with many of my neighbours, and many more Calgarians at large who are completely unaware of what this "Guidebook" proposes, and who once aware, vehemently oppose the contents of this "Guidebook" and any change to inner city neighbourhood zoning. The Guidebook is not well thought out, not well supported, and not properly communicated to Calgarians. I believe that Guidebook for Great Communities should absolutely be an election issue, and that this proposal should not pass.



Public Submission

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I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Leslyn
Last name (required)	Joseph
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Guidebook for Great Communities
Date of meeting	Mar 22, 2021

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

Urban planning focuses on the physical form, economic functions, and social impacts of the urban environment and the application of different activities within it. As we move to build a more inclusive Calgary, we must talk about the legacy of residential segregation within urban planning. Residential segregation generally refers to the spatial separation of two or more social groups within a specified geographic area, such as a municipality.

Residential racial segregation continues to exist because of specific government policies enacted through urban planning. A key tool is zoning, the process of dividing urban land into areas for specific uses, such as residential or industrial. Zoning is about governmental power to shape communities through imposing and maintaining ideals upheld by certain demographics.

With explicit racialized zoning illegal in many local governments, institutions instead turned to exclusionary zoning policies, making it illegal to build anything except single-family homes. Keeping out most people of color and low-income people who could not afford expensive single-family homes.

In 1970, low-income neighbourhoods in Calgary were concentrated in the inner-city and older suburban neighbourhoods, mostly on the east end of downtown. The vast majority of neighbourhoods, whether established or new suburban, were middle income.

In 2010, we see a distinctively new geography of low income, in which a vast majority of low income Calgarians reside in the NE and SE quadrant of the city, many of these neighbourhoods have high concentrations of people of color.

Former low-income inner-city communities of 1970 have seen extensive gentrification and condominium development, and have become part of a large above-average-income inner-city region surrounding the core.

The NE and SE have significantly lower rates of rented dwellings compared to the inner-city. Neighbourhoods in NE and SE are defined by considerably higher shares of single detached homes that are largely owner-occupied. Interestingly, the inner-city is also distinct with respect to the age of the housing stock, it is characterized by simultaneously high rates of older pre-war housing as well as high rates of new housing constructed in the form of low-rise and high-rise apartment buildings in the last decade.

By modernizing land-use bylaws to support the conversion of single-family lots into more affordable duplexes and triplexes. This has the potential to eliminate disparities in wealth, housing, and opportunity regardless of race, ethnicity, gender, country of origin, religion.

Increased affordable housing in gentrifying neighborhoods ensure that low-to-medium income dwellers are exposed to less violent crime, are more often employed, and have higher incomes and greater educational opportunities.

The influx of a new population of low- and middle-income residents can also change the political landscape, this means the possibility of new leaders with creative, innovative and sustainable ideas. The key to revitalization without gentrification is bringing residents and the community to the table. This kind of public planning process requires a great investment of time and resources by city governments, but without this investment, the only result may be inequitable, developer-led urban revitalization.

Hello,

I have read and accept the FOIP information below.

Please include my comments below regarding the "Guidebook for Great Communities, Item 6.1" at the February 3, 2021 Standing Policy Committee on Planning and Urban Development.

Hello, For the record, I am strongly opposed to the sweeping changes to zoning proposed by the Guidebook that could greatly

alter our inner city neighbourhoods for the worse.

I feel that the Guidebook should be an election issue. This affects too many Calgarians for this to be pushed through and forced upon us without Calgarians having a say in what happens to our homes and communities.

The Guidebook allows changes to the zoning of ALL inner city neighbourhoods from RC-1 to RC-2, which will include: infills, narrow lots, duplexes and row housing. As a result, **any lot within the inner city** can have the current rezoning changed to higher density.

I live in Meadowlark Park, and we chose this neighbourhood 5 years ago because it is an RC-1 neighbourhood. We paid a premium price for that designation, and for that feeling of safety.

We are a small tight knit community, and density changes would destroy what we love, our parks, the sense of belonging, and our community spirit.

It makes no sense to add density everywhere. Let's preserve 'single-detached housing' in our inner city communities.

Let us make this an election issue, and let Calgarians decide what is best for ourselves.

Thank you,

Keith Browning

Meadowlark Park

Calgary, Alberta
T2V 1X1

On Monday, February 1, 2021, 09:41:02 a.m. MST, Public Submissions wrote:

Thank you for your email.

We have added you to the speakers list for the Guidebook on Great Communities item at the Standing Policy Committee on Planning and Urban Development meeting this Wednesday February 03. We will send instructions to call in to the meeting later today.

If you wish for your comments to be added to the **February 03 Standing Policy Committee on Planning and Urban Development**, please resubmit using the [Public Submission Form](#) or email us back at publicsubmissions@calgary.ca letting us know that you have read and agree with the FOIP information below. Please ensure you resubmit or reply no later than **4:00 p.m. Tuesday, February 02**.

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, **your name, contact information and comments will be made publicly available** as part of the Minutes and be published at www.calgary.ca/ph.

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Thank you,

Geneva Chaudhary, MPlan

Legislative Advisor

Governance & Protocol Services

City Clerk's Office

The City of Calgary

www.calgary.ca



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From: Keith Browning [mailto:browning_keith@yahoo.com]

Sent: Friday, January 29, 2021 4:17 PM

To: Public Submissions

Cc: Farkas, Jeromy A. ; Ward11 - Lindsay Seewalt

Subject: [EXT] Registration to speak at Feb 3, 2021 meeting of the Standing Committee on Planning and Urban Design, Item 6.1 "Guidebook for Great Communities".

I would like to register to phone in and speak at the Feb 3, 2021 meeting of the Standing Committee on Planning and Urban Design, Item 6.1 "Guidebook for Great Communities".

I will be speaking as a resident of Meadowlark Park.

I believe that rezoning and increasing density in inner city neighbourhoods are issues that affect too many Calgarians and should be made election issues. All Calgarians should have a say as to how development changes are made to their neighbourhood.

It is important to my family to preserve the character and strong community spirit of our neighbourhood. It should be protected from ad hoc high density redevelopment that destroys the integrity of the neighbourhood.

It makes no sense to add density everywhere, especially in existing R1 neighbourhoods.

Thank you,

Keith Browning

Meadowlark Park

Calgary, Alberta



Public Submission

City Clerk's Office

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I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) Peter

Last name (required) Collins

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) Guidebook on Great Communities - Standing Policy Committee PUD

Date of meeting Feb 3, 2021

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

I am totally opposed to the urban planning principles underlying the Guidebook for Great Communities, because those principles will destroy the success of established communities, and will impose on new communities a development model which is disconnected from what the majority of residents want. Urban densification results in higher housing costs, lower rates of family formation, and ultimately reduction in the viability and diversity of cities. I do not want that future for Calgary. Calgary should be allowed to evolve naturally, to meet the needs and desires of its residents, not the abstract goals of ideologically driven urban planners.

The Guidebook advocates a cult of density, demonstrates the planners' opposition to existing suburbs, and is an undesirable and radical approach to municipal planning. The Guidebook for Great Communities should be an election issue given its broad ranging impact on almost every residential owner in the city. It should NOT be approved by Council; it should be extensively debated as a major and prominent part of the upcoming municipal election.



Public Submission

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I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Noel
Last name (required)	Keough
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Guidebook to Great Communities
Date of meeting	Feb 2, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Noel Keough

2021-01-29



E-mail

info@sustainablecalgary.org

Mail

PO Box 52 223 12 Avenue SW
Calgary, AB, T2R 0G9

Visit Our Website

www.sustainablecalgary.org



City of Calgary
Standing Policy Committee on Planning and Urban Development

Re: Support for Guidebook for Great Communities

Sustainable Calgary would like to acknowledge its support for the *Guidebook for Great Communities*. We recognize this is a piece of work a long time in gestation in the Planning Department. The *Guidebook* will be a cornerstone to ensuring timely and sustainable redevelopment and revitalization of existing communities. In particular, we are encouraged by the long-overdue emphasis on effective planning and development of Main Streets and Activity Centres.

We urge council to ratify this *Guidebook* and to move forward on implementing LAPs under its guidance.

We view this version of the *Guidebook* as a starting point.

We are happy to see there will be an active and engaged sustainment process to ensure the *Guidebook* is a living document, able to respond and adapt to rapidly emerging, and ongoing urgent issues in our city – the climate change emergency; the challenge of making Calgary a truly equitable city where all citizens can thrive; completing the active transportation network and the Primary Transit Network; mixed land use, including creative and sensitive integration of light industrial, commercial and residential areas and innovative non-market solutions to the provision of affordable housing. (see attached GGC review notes)

We recommend that, within two years, the *Guidebook* be revised to deal with those issues based on the experience with the North Hill Communities LAP.

We also recognize there have been concerns with the *Guidebook* because of the impact on existing development. The *Guidebook* has not adequately addressed those concerns.

As a result, we strongly recommend that Council establish a two-year moratorium on re-zoning in residential areas that are outside of Main Streets and Activity Centres. This will not only take pressure off those areas until the *Guidebook* has proven its value, but will help reduce the oversupply of housing that has de-stabilized the market and led to a significant drop in the equity of homeowners and landlords alike.

Sincerely,

Dr. Noel Keough
Chair of the Board of Directors
Sustainable Calgary Society

Notes on Guidebook for Great Communities

Sustainable Calgary Board of Directors (Noel Keough, Bob Morrison, Byron Miller)
January, 29, 2021

We have organized our comments under 10 themes. We include general comments on the document as well as indicative text edits supporting our general comments.

1. Rate of Implementation of GGC in New LAPs and Supportive Higher Level Policy

There is a concern that if GGC is meant only for new LAPs too many existing communities will continue to implement development that is not in keeping with the GGC. Given that the GGC is intended to guide the development of new LAPs and all areas of the city are eligible for LAPs, the GGC should provide policy guidance for the entire city.

What is the prognosis for city coverage by new LAPs? How long before all communities are under a new LAP and subject to the Guidebook? We are encouraged that the Guidebook is meant to be a living document and the expectation that there will be frequent ongoing updates. We would like to see more specifics of this process in the Guidebook.

In our opinion success of the GGC and new LAPs requires accelerated action on the Climate Resilience Strategy, (the MDP 2020 review was cosmetic), and continued efforts to reorient the city budget toward these priorities.

2. Discretionary Nature of Much of the Document

As with so many city planning documents we are discouraged by the discretionary nature of much of the Guidebook. i.e. 'should', 'encouraged', 'may'. Rather than 'must' 'required', 'will' as summarized in Policy Interpretation (p. 117)

3. The Document is Timid in the face of the Climate Change Emergency

The document is weak on its recognition of the need to make planning all planning decisions through a climate change lens.

p. 21 The text mentions reduction in urban footprint. We recommend, in addition, explicit mention of carbon footprints and ecological footprints – both concepts in which the city has invested a lot of energy. Carbon Footprint and Ecological Footprint are key metrics to guide GHG reduction responses. These three terms should be defined in the Glossary.

p. 25. d. vi

Climate change seems to be buried among many other objectives. In our opinion it needs to be front and centre and at the core of Calgary's approach to LAPs. This deficiency seems to be trickling down as a result of insufficient development/resourcing of the GHG Reduction Strategy and the Climate Resilience Strategy and lack of action on the revisions to MDP to reflect the new and worsening climate reality.

p. 25. f. iv. 'identify opportunities for sustainable building features and technologies. We think it is inadequate and inappropriate to suggest that development should merely 'identify opportunities' rather than be required to take certain steps to ensure we address the climate emergency and reduce GHGs in line with Canada's Paris Agreement obligations. Climate action in line with Paris Agreement should be standard, not a novel opportunity. (See comment above on lack of development of climate plan and lack of metrics and targets.)

Solar Access/Shadowing

Every community needs sunny public spaces, community gardens, and parks, as well as the capacity to grow flowers, fruits and vegetables in sunny private gardens, as well as the ability to reliably estimate future access to sunlight for those wishing to install solar panels or build passive solar buildings. This need for solar access can conflict with the shadowing that tall and large-scale buildings create. The City needs to develop coherent and comprehensive guidelines around what constitutes a reasonable degree of solar access, weighing the benefits of both densification and solar access. These guidelines should be consulted in the development of Local Area Plans. More than 40 states and numerous cities in the United States have solar access laws which can be looked to as policy options

4. Active Mobility Prominent in the Guidebook but Needs to be More Comprehensive

While design for active modes is clear in the document we feel it could be more comprehensive and systemic. Sustainable Calgary's recently completed Neighbourhood Active Transportation Network policy brief is a way forward to establish complete and active networks as the priority mode at the local level. (see link: <http://www.sustainablecalgary.org/publications-1/2020/11/18/neighbourhood-active-transportation-networks>)

p. 24 section 2.2.c.ii 'streets *that prioritize* pedestrian and cycling infrastructure.

p. 40 'public realm '*will include*' features such as wide sidewalks and cycling infrastructure.

p. 42. Purpose. We see no reason to signal or anticipate limited pedestrian use. Connectors are vital to creating a pedestrian friendly city. There should be no barriers for pedestrians or bikes to move between communities via these connectors. In our opinion if you signal limited pedestrian activity you will end up creating pedestrian unfriendly spaces.

5. Car Centricity

With so many cities in the world moving rapidly to car-free planning we feel a forward looking GGC should also promote this option. We feel the Guidebook maintains a hidden bias to car centricity. Car-free zones should be incorporated as a unique Urban Form Category in the GGC.

p. 27. Why is vehicle -oriented commercial the only transport mode recognized in Urban form Categories?. Why not UFCs bikes or pedestrians or transit? The CTP proposed an inverted pyramid prioritizing active modes, yet our planning documents still privilege the private auto.

p. 29. The GGC should be more explicit with strategies to reduce cars traffic into neighbourhoods as is, we presume, the implied intent of the GGC.

p. 31. This image conveys an appropriate scale of car space to pedestrian space. Is this true to scale? It should be. If not more true to scale images should be used.

p. 52 Commercial Centres should prioritize internal pedestrian movement. Active mode network. Transit and bike access *to the door*. No commercial activity should be only (practically) accessible by car.

p. 58 Commercial Centers and commercial corridors should be designed for Transit – more compact way to get lots of people to site. As in other areas of GGC we are still carving out large parts of the city for vehicle priority.

We should not be designing spaces for ‘low to moderate transit’. Or low pedestrian traffic. In our opinion this carves out areas of city where the car is a priority and signals to citizens that these areas are not for pedestrians.

Notes on Parking

With substantial densification and commercial development will come increased demand for parking and much of this may not be met on-site, given the elimination of the minimum commercial parking requirement. This is an understandable topic of concern for many community residents. The City needs to develop a regulatory system for off-site parking. Given that those using parking infrastructure, including the public streets, should pay for it, the City should look to the ParkPlus system as a platform for regulating and charging for off-site parking. Accommodation could be made for community residents, granting one free or reduced-rate street parking spot per residence

6. Industrial Lands

In general the Guidebook makes great strides in allowing for the integration of industrial uses with residential and commercial, but in our opinion it is still too timid. In general we should be allowing more porosity for industrial in other districts and vice versa.

p. 23. We feel the strong language on protecting industrial areas sends the wrong signal - its too restrictive it is old thinking. We would suggest that with the tech sector generally, clean tech and emerging models of the circular economies, combined with land use intensification we can promote a greater land use mix and intensification of activity including more industrial jobs.

p. 28. We support the text ‘Residential areas may also accommodate a range of commercial activities, including child care, small-scale manufacturing, and home-based businesses’

The inclusion of light industrial in Neighbourhood flex is a positive move.

p. 36. In section Land Use item d. Why the phrase ‘near industrial general areas?’ We would suggest removing the blanket prohibition of industrial-except-where-it-is-near-existing-industrial.

p. 61. Industrial. *Site Building and Landscape Design*, item d. industrial areas have to be bike and pedestrian friendly and have good transit – lets not concentrate on the trucks to the exclusion of the people working in the areas. There are opportunities to explore appropriate modes of goods movement by rail (cargo-tram experiments are ongoing in Europe) and with vehicles matched to the cargo (from cargo-bikes to electric trucks to cargo-trams) rather than assuming the domination of

large trucks. This could in part be accommodated by multi-modal transfers at the periphery of industrial districts. (Sustainable Calgary's Manchester Project explores some of these design options - <http://www.sustainablecalgary.org/manchester>)

p. 62. section f. (alternate wording) 'Development *must* provide *active* mobility infrastructure, including sidewalks and cycling routes'. Lets not signal that industrial areas only 'give access' to these infrastructures but actually 'provide' the active infrastructure within the areas.

7. Affordable Sustainable Housing

P. 24 Section 2.2. c.iii. The Guidebook needs to recognize not only housing typologies but also the diversity of housing provision models: i.e., market, social, co-operative, co-housing, land trusts. Diverse modes require a different kind of treatment in planning processes. Historically planners have been uninformed about other than market forms. Moreover, there need to be mechanisms to create a diversity of housing provision models. Laying out a vision of diversity and inclusivity that the market will never produce, largely because desirable new development will be out of the price range of lower income households, serves no purpose. Alternative housing provision models can and should be enabled through a variety of mechanisms: land set-asides (to be held as land trusts), density bonuses, inclusionary zoning, etc., all specifically purposed for the provision of non-market forms of affordable housing.

Specific Notes on Use of Land Value Capture

When the City of Calgary upzones land and makes infrastructure investments, it produces substantial increases in the market value of land. Unfortunately, most of the value of these public improvements is not captured by the public, but by private landowners. The City should develop and implement a strategy to capture a substantial portion of the land value it creates, drawing on a wide range of mechanisms identified by Enid Slack and Abigail Friendly of the Munk School of Global Affairs, and by George Hazel Consultancy for Metrolinx. As the City of Calgary embarks on an ambitious program of Local Area Planning, densification, and infrastructure investment, it has the potential to create hundreds of millions of dollars of increased land value across the city. This publicly created value should be captured for public purposes, not appropriated as private windfalls.

We would recommend contextual guidelines for redevelopment so that townhouse format RCG is permitted on corner lots or adjacent to any other RCG development.

8. Missing Metrics and Indicators

The Guidebook should include key metrics or at the very least reference key metrics in other policy documents. Sustainable Calgary's submission to the MDP review contains more detailed recommendations especially related to GHG reductions, energy intensity and active modes of transport.

9. Engagement/Participation

p. 25 j. iv and k. This makes us nervous. Though we need some flexibility to support for innovation, flexibility has often been used as a way to subvert progressive planning and maximize developer benefit at the expense of community concerns. We would recommend obligatory (not

'strongly encourage') community engagement in these instances - and put specific parameters around the nature of that engagement.

10. General Comments

p. 13. Goals for Great Communities - point 8 is ambiguous.

p. 22 Older neighbourhoods (e.g. Sunnyside) are characterized by the corner store. We should retain that possibility. People can also linger there.

p.. 22 figures 7 implies a segregation of children - i.e. main street not appropriate for them?

p. 47 - 49 , Intensity and density language very confusing.

Map 1 p. 47. and accompanying text quite confusing. The authors of these notes could not come to agreement on what exactly the map and explanation are meant to communicate.

From: [Stu Davie](#)
To: [Public Submissions](#)
Cc: robertselzler@yahoo.com; [EAward11 - Mindy Slade](#)
Subject: [EXT] Guidebook for Great Communities - Meeting Feb. 3
Date: Monday, February 1, 2021 11:31:51 AM

I am writing as a resident of the Mayfair neighbourhood and as a member of the Mayfair Bel-Aire Community Association (MBCA). I am requesting to speak at the Feb. 3 meeting of the Standing Committee on Planning & Urban Design, Item 6.1, Guidebook for Great Communities.

I had previously sent an e mail with concerns about the Guidebook, including the apparent plan to do away with the "R-1 and RC-1 only" zoning that currently exists in certain neighbourhoods such as Mayfair and Bel-Aire, to City Council members on March 10, 2020. As per that e mail, my wife and I agree with all of the concerns about the proposed Guidebook that have been submitted by MBCA, other community associations and the Federation of Calgary Communities. Simply put, mature neighbourhoods consisting of detached single family homes with adequate green spaces and tree canopies are indeed a vital component of the variety of communities and housing choices that the Guidebook states are deserved by Calgarians. Other important concerns include the negative impact on parking and traffic that high density housing would introduce, and the pitting of neighbour vs. neighbour when a homeowner wishes to enforce the existing legal restrictive covenants.

Given the number of very important concerns that have been fed back to the City for some time now re: the proposed Guidebook, I strongly believe that decisions on this item should be delayed, and dealt with under the upcoming municipal election later this year.

Thank you very much. Sincerely,

Stuart Davie
60 Medford Place SW
Calgary T2V 2G2

403-608-8813



Public Submission

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I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) Robert

Last name (required) Selzler

What do you want to do? (required) Request to speak

Public hearing item (required - max 75 characters) The Standing Committee on Planning and Urban Design, Item 6.1 Guidebook for

Date of meeting Feb 3, 2021

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

We purchased our home in Bel-Aire just over 4 years ago, because of the current zoning, the beautiful peaceful neighbourhood of single family homes on large lots surrounded by mature trees. The city already taxes us heavily for this privilege. Now the city wants to change the zoning? How dare you!!! This is too important of an issue to be decided by a committee but should be an issue decided by all homeowners and voters in the upcoming civic election this Fall.



Public Submission

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I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Karim
Last name (required)	Devraj
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Standing Policy Committee on Planning and Urban Design, item 6.1 Guidebook
Date of meeting	Feb 3, 2021

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

My Name is Karim Devraj and I am a resident of Meadowlark Park. It is very important to me and my family to preserve the existing homes and character of my neighborhood. We moved in to this neighborhood 5 months ago because we loved the green spaces and low density of this area. Such neighborhoods should be protected from ad hoc high density re-development. It does not make sense to add density everywhere and we should be looking to preserve pockets of single detached housing in the core communities. In any event, residents of a community should have a say as to how development changes are made in their neighborhoods and as such this really should be an election issue. Thank you for taking the time to consider my comments.

From: [Laura Mergen](#)
To: [Public Submissions](#)
Subject: [EXT] Guidebook
Date: Saturday, January 30, 2021 5:18:36 PM

Hello,

This email is to indicate my request to speak during the city council this Wednesday regarding the Guidebook proposal.

I am very very concerned homeowner in Meadowlark Park that would be directly negatively effected by the passing of this proposal.

Changing the zoning of our neighborhood would result in the complete destruction of our quiet single dwelling community. There is multi density homes to the north and south of us as well as commercial to the East. There is a no need to convert every community to high density dwellings.

Presently, Calgarians have several choices as to what kind of community they wish to reside in the inner city of Calgary. This guidebook would remove the choice of all Calgarians wishing to live in a R-1 community in the inner city. For most Calgarians wanting an affordable home with a R-1 zoning would mean moving further away from the city centre and thus creating more traffic, pollution and transit issues.

The guidebook would also remove any confidence from homeowners as to what kind of building, be it a single family home, duplex, fourplex, or multi-row housing that could potentially be built next to them or a couple of lots away. Why would anyone invest such a large amount of money on a home without the confidence that your real estate value won't drop due to multi-row houses or duplexes being built next to or near your property? What kind of assurance could any homeowner have that buying a home will maintain the type of community they presently have? One would not wish to purchase a home to then wish to sell and move because a multi-row home was built next or near them and created parking and traffic issues and ha e their home value reduced due to such a build.

I have seen the areas in the city that have had these changes in their communities. It has destroyed them. Issues with the multi dwelling homes causing further issues regarding available parking for increased residents, traffic problems, noise issues and the like. Many of these converted communities do not have the necessary infrastructure to accommodate the higher population and traffic these changes created. Simply put, these areas were not designed for large traffic and popular densities.

The Guidebook should be an election issue. Should the majority of Calgarians vote to have the Guidebook passed, then so be it. This Guidebook, with its far-reaching implications is not something that should be passed without the direct input from the public.

Allow Calgarians the choice about where they wish to live with many options available to them in the inner city, as they already exist.

At the very least, allow Calgarians to decide in an election as to whether they wish a change to every community in their city!

Respectfully,

Laura Mergen
Resident of Meadowlark Park

Sent from my iPhone



Public Submission

City Clerk's Office

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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	David
Last name (required)	White
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	Item 6.1, SPC ON PLANNING AND URBAN DEVELOPMENT February 03, 2021 at 9:30 AM
Date of meeting	Feb 3, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	



460 - 5119 Elbow Drive SW P 403.201.5305
Calgary, Alberta T2V 1H2 F 403.201.5344

2021.02.01

City of Calgary
800 Macleod TR SE
Calgary, AB
T2P 2M5

ATTN:

Standing Policy Committee on Planning and Urban Development (PUD)

RE:

3 February 2020 Meeting of PUD
Item 6.1 - Guidebook for Great Communities (Guidebook), PUD2021-0015

Dear Madam Chair and Council members of PUD,

We appreciate the additional opportunity for public input on the latest-greatest iteration of the Guidebook and the recommendations before you for consideration. On the behalf of CivicWorks, I write to express how critical we believe it is for Council to adopt the Guidebook -- placing a foundation stone that begins to build Calgary's Next Generation Planning System.

We have had an industry stake in the multi-stakeholder engagement program used to develop the Guidebook. CivicWorks is a Calgary-based urban planning and design consultancy that supports developer-builders in Calgary's Established Areas. I also serve on the Administration-led Established Areas Growth and Change Strategy multi-stakeholder Advisory Group and I was member of a PUD-struck panel of varied community and industry stakeholders who engaged with Administration and among each other on the importance of the draft Guidebook and the role it will play within our emerging new planning system.

There are many challenges at the frontlines of redevelopment in our Established Areas -- varied challenges experienced by all stakeholders operating within our current planning system. These challenges are exacerbated when there is so much uncertainty, when you have one foot in the past and one foot in the future: some of us case-making woefully dated and protectionist policies, while others champion the promise of smarter growth and the city building ingredients that go with it.

This policy framework is ready, and it is even better for the additional refinement and engagement undertaken by Administration since it was last at Committee in July of 2020. The Guidebook before you is a product of a multi-year policy-making process that began in early 2018. It was developed through engagement with a range of stakeholders from community to industry. There is good support from many stakeholders, but of course not everyone is aligned and there will never be a perfect consensus.

We need a clear contemporary set of policies and guidelines for growth and change in our Established Areas, if we're ever going to operationalize and meet the growth goals of the MDP. While a foundation of certainty is critical, it's also important for all stakeholders to understand that the Guidebook is intended to be a living document, with an on-going monitoring and sustainment program. It absolutely must be a document we refine, amend and make even better, over time, as we build new Local Area Plans and learn through on-the-ground implementation.



Calgary's Next Generation Planning System needs to formally launch in 2021 and with a confidence that can only be achieved through Council approval of the Guidebook. This will mean the first round of Local Area Plans will follow to Council in 2021 and these first-adopted Plans will help to supercharge a significant Administration-led body of work -- from crafting more than 40 new Local Area Plans to Calgary's next Land Use Bylaw.

On the recently added Low-Density Residential policies section of the Guidebook, we appreciate that there is some debate among stakeholders. It is our considered perspective that these policies strike the right balance. These policies are clear and make good common sense in a City that will always be evolving and redeveloping over the long-term. They enable the greatest range of development forms in those areas of our City experiencing growth and change, but these same policies are more restrained in those areas that have yet to enter that natural lifecycle of redevelopment. More fundamentally, these policies are calibrated with where there is active and significant market interest and investment -- both by the private development industry and The City through its own investments in public infrastructure and amenities. It's in Bridgeland and Bowness where redevelopment is active, not Lake Bonavista and Tuscany.

In closing and as urban planning professionals supporting industry, we also believe that the Guidebook can help the real estate sector in recovery through making our planning system more clear, predictable and user-friendly.

We'd like to take this opportunity to commend Administration and the Guidebook Team for the tremendous effort, considered process and quality of stakeholder outreach undertaken to prepare the current iteration of the Guidebook before PUD.

The CivicWorks team encourages Committee and Council to adopt the Guidebook as proposed.

Thank you for your time and consideration,

Sincerely,
CivicWorks

A handwritten signature in black ink, appearing to read "David White", with a stylized flourish underneath.

David White | Principal
B.A., M.Sc.Pl., RPP, MCIP



Public Submission

City Clerk's Office

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- ✓ I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)

Ian

Last name (required)

Walker

What do you want to do? (required)

Request to speak

Public hearing item (required - max 75 characters)

Standing Policy Committee on Policy and Urban Development Meeting

Date of meeting

Feb 3, 2021

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

As a current resident of Elbow Park, I am concerned about what I perceive to be a view that increased density of housing in areas such as ours is desirable or necessary. Although many of the principles endorsed by the Guidebook are things I can support, I think it is important that we not assume that older neighborhoods are by definition in need of renewal. Certainly they could be, and as time passes, there could be mismatches in the housing density and types and the resources that are available to the community. The key issue for me would be to assess the extent to which the community is currently thriving or not. As a resident of EP, which I consider to be a thriving urban community of low density single family houses, I would not want to see an influx of townhouses and duplexes to our streets, and I would question what value they bring to the community other than revenue for developers.



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- ✓ I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) Glenis

Last name (required) Schmitt

What do you want to do? (required) Request to speak, Submit a comment

Public hearing item (required - max 75 characters) Standing policy committee on Planning and Urban development

Date of meeting Feb 3, 2021

I have been a resident of Mayfair for almost 27 years. Mayfair Belaire is already a Great Community and I am concerned that new rezoning will be to the detriment to our neighbourhood.
I know this sounds as if I am another NIMBY but I believe that rezoning and other changes, proposed in the Great Communities Document would have a negative effect on Calgary as a whole.
I understand that the planning was developed when the projected population estimates for our city was over two million people. That figure is now completely flawed given the double blow of the Oil Price drop and the Pandemic. It seems unlikely that our population will grow so fast and there is even a possibility it will shrink over the next ten years. Nobody knows for certain. In light of the Covid pandemic, people are readjusting their ideas on where and how they want to live and work. Many will continue to work from home. Where once, living close to the city center was a bonus, the empty office space downtown (almost 33% I believe) attests to this change. Scores of apartments and condos have been built in the city and they are not selling. Many people are moving out of the city and people are wanting "Houses with Backyards" rather than pokey apartments or the postage stamp yards of an infill.
I therefore think that the whole planning of our city needs a rethink. Calgary needs to hold tight "Lick its wounds" and have discussion about any changes to zoning. As we are approaching a Municipal Election, it makes sense to hold off on any decisions until citizens can have their say.



Public Submission

City Clerk's Office

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

I am sure that some of the ideas in this document "Guidebook On Great Communities" have merit, but given the fluid situation that we all now live, I do not think we should rush into legislation that was proposed in a different time and dynamic. Calgary has many urgent challenges at the moment, homelessness and crime being only two. Urban planning needs more reflection and discussion. Do we really want tattoo parlours and marijuana stores on Elbow Drive? If you need to see an example of the abomination that can happen, visit the skinny block of unfinished shanty at the junction of Elbow Drive and Mailbou Road. This eye sore was squeezed into a sliver of land, built by greedy developers and now unfinished and unleased.... Let's learn from our mistakes and not rush through zoning laws without proper consideration and representation .

Thank you for allowing this submission

Palaschuk, Jordan

From: Glenis Schmitt <glenis.schmitt@gmail.com>
Sent: Tuesday, February 02, 2021 4:06 PM
To: Public Submissions
Subject: [EXT] Standing Committee on Planning and Urban Design

Thankyou for adding me to the speakers list for The Guide Book ty Great Communities meeting tomorrow Wednesday 3rd February.

I have also submitted a Public Submission Form but this is to verify that I have read the FOIP information contained in your last email.

I have been a Mayfair resident for almost 27 years and I am concerned that our Community of Mayfair Belaire will be negatively affected by some of the plans in the Guide Book.

It is already a "Great Community" and although this may sound like I am a "NIMBY". I do have concerns for the the city of Calgary as a whole.

As I understand it, the current plans for rezoning is an effort to concentrate people more in the center of the city to stop urban sprawl.

I also understand that these plans were made with population projections of having two million people in our city . The recent double blow of the Oil and Gas crash and the Covid Pandemic put these projections in serious doubt. Nobody knows the future of course, but population growth is not a given, in fact there is a strong possibility that our population may in fact DECREASE in the next 10 years . People are readjusting to the new situation. Many are working from home. Where once it was a bonus to live near the Downtown, the empty office space (almost 30 % I believe) attests to this change .

In recent years, scores of Condominiums and apartments have sprung up Downtown to the extent that there is now a glut and they are not selling.

Many people have moved out of the Downtown and many are leaving the city. People now want to live in houses with backyards rather than a balcony or postage -stamp infill garden.

I am sure that some of the "Guide to Great Communities" has some merit, but I think we need to wait until the fallout of the Pandemic is over and reassess our city's needs as a whole.

Given that our Municipal Election is approaching, it makes sense to re- examine the decisions planned during a different time and dynamic of our city.

Calgary has many challenges in the near future, homelessness, crime being only two of them. I think Urban Planning can be left alone to give time for Conversation and Collaboration of all voters.

I admit that I have a problem with rezoning. I don't want to see tattoo parlours and Marijuana stores on Elbow Drive .

A really ugly building at the junction of Malibou Road and Elbow Drive is an example of what can happen when we allow greedy developers to build with impunity.

Your sincerely

Glenis Schmitt



Public Submission

City Clerk's Office

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I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) **Linda**

Last name (required) **Lewington**

What do you want to do? (required) **Submit a comment**

Public hearing item (required - max 75 characters) **Standing Comm on Planning and Urban Design Item 6.1 Guidebook for Great Com**

Date of meeting **Feb 3, 2021**

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

I am a resident of the community of Mayfair/Bel-Aire community and am requesting an opportunity to speak at the February 3, 2021 meeting of the Standing Committee on Planning and Urban Design, Item 6.1. Guidebook for Great Communities.

I am very concerned about this issue and feel that The City Of Calgary has not done adequate consultations with their communities on this and is leaving no room for an opportunity to address/voice issues going forward.

We have all purchased homes in our chosen community for a reason(s) and feel that this would erode the unique qualities and feel that makes each community its own, thereby decreasing property values for all residents.

Any tax paying homeowner in a community MUST be able to have a say in how their OWN community grows and develops.

This Guidebook should be an ELECTION issue and All Calgarians should have a say as to how development changes are made to their neighbourhood.

Linda Lewington



Public Submission

City Clerk's Office

President - Oscar Fech Construction

From: [Grant Gunderson](#)
To: [Public Submissions](#)
Subject: [EXT] Planning and Urban Design Standing Committee meeting, February 3, 2021
Date: Saturday, January 30, 2021 4:11:05 PM

Dear Sirs and Madams:

My name is Grant Gunderson, and I speak as a resident of Meadowlark Park. I hereby request to speak at the February 3, 2021 meeting of the Standing Committee on Planning and Urban Design, Item 6.1 "Guidebook for Great Communities"

My wife and I moved into this delightful community in March 2017. We paid for a fully renovated bungalow on an R1 lot and have continually added further upgrades over the past 4 years. The neighborhood is a perfect environment in which to raise our grandchildren.

I do not believe that the city should have the right to unilaterally change the zoning, and to destroy this neighborhood, or any neighborhood, in order to build a vastly different community on the land where our families now live. It should be an election issue for the entire city. It should also be subject to approval through a referendum in the communities which are subject to threat by this city proposal.

Thank You

D G Gunderson



Public Submission

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- ✓ I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Connie
Last name (required)	McLaren
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	PUD 2021-0030/2021-0015
Date of meeting	Feb 3, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please see attached word document

February 2, 2021

TO:

PUD Committee
Councillors
Mayor, City of Calgary

RE: North Hill Communities Local Area Plan and The Guidebook for Great Communities

I am writing to show my non-support for the two noted documents. I've had a chance to review them and have the following concerns:

1. The nine communities considered in this are very diverse on many levels (density, age, demographics of its residents and more); to lump them altogether under one document does a mis-service to all of these residents. *Highland Park, Mount Pleasant, Tuxedo Park, Winston Heights-Mountview, Crescent Heights, Renfrew, Rosedale, Capitol Hill and Thorncliffe Greenview*
2. *Density is another issue. Crescent Heights is one of the most densely populated communities within Calgary, not to mention the other eight communities. The documents do not articulate this; in the sense of which communities need to increase their density. Compare Rosedale and Crescent Heights, neighbour communities with vastly different density. In addition to actual density of the population there is no clarity on impacts to parking, roads, park use among others.*
3. *The documents do not detail in any way how existing parks, pathways and recreational facilities will fare given the push for higher density. It must also take into consideration the impact COVID has had on the use of the outdoor space. Closing off half of major roadways to accommodate walkers (like was done on Memorial Drive last year) is not the way to do things.*

Thank you.

Connie McLaren
Resident, Crescent Heights



Public Submission

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I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) Nora

Last name (required) Robinson

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) Stdg Ctte on Planning & Urban Design 6.1 Guidebook for Great Communities

Date of meeting Feb 3, 2021

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

This Guidebook should be put out for more discussion. It has the potential to destroy inner city single family detached home communities by abolishing the R-1 zoning. The guidebook has the underlying premise that density is to be achieved at all costs. I'm not sure why density is a desired outcome of development except that density means more work and revenue for developers and more property taxes for the city. Density in the form of rowhouses, townhouses, semi-detached, highrise and lowrise buildings is not always desirable. It does not mean "great" by any stretch of the imagination. With this plan, we will wind up with glass and concrete monstrosities throughout the city. Some (many?) of us want to live in quiet residential areas. All this plan does is make it easy for developers to come in and destroy neighbourhoods. Our neighbourhood is already being threatened by a developer who wants to tear down all the single family detached homes and turn the neighbourhood into a concrete and glass nightmare. We were told, at a meeting with the company last March (pre-COVID), that the City's planning department was all for the development -- without any discussion by the department with the residents of the community. I find this appalling.

I also don't think there has been enough discussion with the public at large about the document and its implications. Where were the Open Houses? Articles in local papers? An information brochure to all homes? Your process is not transparent or involving. Explain clearly what you are trying to achieve and I'll listen. But I'm not hearing anything yet. Put the ideas out for discussion in the upcoming election -- what better opportunity to get a feel for what people want. Planning done in isolation is a



Public Submission

City Clerk's Office

disaster.

Feb 2, 2021

Dear City of Calgary Planners, Committee Members, Ward Councillors and Mayor Nenshi,

Local opposition to rescaling 12th Avenue to allow for 6 Story Buildings.

Our names are Katherine Parsons and Brandon Parsons. We own a two story single family infill on 12th Avenue. We strongly oppose the rescaling of 12th Avenue to allow for 6 story developments as shown in the Proposed North Hill Communities Local Area Plan. We would like it to have "limited" scaling like the adjacent streets. We have statements from 41 (and counting) of our neighbors expressing the same opposition to 6 story development along 12th Avenue.



Here is a picture of a portion of 12th Avenue as it stands today. It is a residential street with a mixture of housing styles. Bungalows, Duplexes, Single Family homes and even some Fourplexes thrown into the mix. All between 1 to 3 stories high. We were thrilled when we discovered that we could afford to purchase a home in a family friendly neighborhood that was close to downtown. We noted that 12th avenue might have a bit of extra traffic and was on a bus route but that did nothing to subdue the excitement at finding a newer home that we could afford on a family friendly street.

Would you want to live here?



Here is a picture of the same street with the bungalows torn down and replaced with a 6 story mixed use building. We'd like to ask you whether you would prefer to live on the residential street or beside the giant 6 story building? Would you build a 6 story building next to your own house? Which option would be best for your children?

We (myself and 40+ other surrounding residents) would like 12th Avenue to be **limited to 3 story developments like the adjacent streets**. We don't understand why neighborhood connector residential streets were unfairly targeted for 6 story high density development! Why are adjacent streets spared? Do they have more rights to a quiet street and neighborly feel than the neighborhood connector streets?

Our concerns center around the following 9 issues:

- 1) Traffic
- 2) Noise
- 3) Parking
- 4) Shading
- 5) Privacy
- 6) Lack of Community and Change in Neighborhood Demographics
- 7) Property Depreciation
- 8) Lack of Consultation
- 9) Insufficient Mitigating Measures

- 1) **Traffic:** 12th avenue is already a busy road as highlighted in the North Hill Communities Local Area Plan. As homeowners on 12th Avenue, we can attest to this. Traffic is continuous and disruptive already and we are concerned that an increase in density will only worsen an already bad situation.
- 2) **Noise:** Because of the pedestrian and street traffic on 12th Avenue, it can be rather noisy. The noise can make summer nights challenging for homes without air conditioning. Home owners are stuck deciding between opening the windows to cool down or keeping the windows closed so that their sleep is not disturbed by noise. Having even more cars and pedestrians wandering along 12th avenue and going to the small scale retail shops in the mixed use 6 story buildings at all hours will only exacerbate this problem. We do not like the idea of our house being next to a coffee shop that opens daily at 7am.

- 3) **Parking:** Parking on 12th avenue is already crowded. There is little spacing between houses and there are already multi residential buildings such as low rise fourplexes. Even with having parking restrictions on the road it can be difficult to find a parking spot. How will the increased density of cars be accounted for? Where will visitors park? How will these new small scale retail shops on 12th avenue have parking for their patrons?
- 4) **Shading:** One of our favorite things about our home is the sunlight that streams into the windows in the winter and floods our backyard in the summer. We are concerned that if a giant 6 story building were to be built next door that our house would be shaded. In speaking with residents along 12th avenue some of them were already complaining about the new development of very tall 2 story homes adjacent to their older bungalows. They stated that their houses felt cooler and darker after the taller buildings were built next door. It's clear that having a 6 story building next door would only exacerbate this issue.
- 5) **Privacy:** How can you have any privacy in your home or backyard when you are next to a 6 story building? Neighboring apartment dwellers will be able to peer into skylights. 2m fences are not high enough to prevent adjacent neighbors from being able to look in.
- 6) **Lack of community and change in neighborhood demographics:** This is a big problem for us and many of our neighbors. We bought into a community. If we had wanted to live in a crowded neighborhood close to downtown, we would have bought in Mission. We purchased our homes on a residential street with zoning that allowed for small buildings. Not zoning that allows for giant condos and apartments that make having a sense of community almost impossible. How do you meet your neighbors when there are so many people you don't recognize anyone? The demographic of the street also completely changes as most families do not want to live in or adjacent to condos/apartments.
- 7) **Property Depreciation:** We are extremely concerned by how our home price will be affected if this Local Area Plan is approved. High levels of traffic on 12th Avenue are already a detriment to the value and desirability of our home. Increasing density will only worsen this. Who wants to live in a single family home next to a giant 6 story building when they can buy a single family home 2 streets over with more residential building restrictions? We certainly would not purchase a home that is next to a 6 story building or has the risk of being next to a 6 story building.

It is undeniable that this will negatively impact our home value and this is proven when reviewing how the City of Calgary completes property assessments. The property assessments are based on structure type, size, location and most important to this discussion influences. The view influence will be that of a giant 6 story building that is possibly semi-commercial instead of a 1 - 3 story residential home. The negative traffic influence will only be compounded, further decreasing our home value.

Given that our home is a newer infill that is built on a tiny lot, our home is not desirable to a developer. Why buy the expensive infill when they can buy an older, cheaper, smaller house that is on a larger lot? Now our home is not desirable to families because of the 6 story building allowance and it is also not desirable to developers because of the price. We are not alone in this. When we look along 12th Avenue, we see many homes that were built after the year 2000 that we'd guess are too valuable for a developer to buy but will be less desirable with the addition of 6 story buildings.

Will the City of Calgary or Property Developers be paying restitution to the negatively impacted property owners? Can we get a guaranteed fair price so that we won't be stuck selling our house for a pittance when the exact same house without 6 story neighbors and bad traffic would be worth \$100,000 more on 10th avenue?

- 8) Lack of consultation:** I (Katherine) walked along 12th avenue to speak with home owners who were willing to open their doors during Covid. Of those I spoke to, only 1 person had even heard that the City was planning to allow for 6 story buildings along 12th Avenue. Everyone else had no idea that this was happening. We do not think that the city can claim that a proper consultation process was carried out when the individuals who will be negatively impacted by their decisions are not consulted. We'd be very surprised if a home owner who owned a newer house on a neighborhood connector street would agree that building 6 story buildings along their street was a good idea. If the City is consulting with residents from streets designated as neighborhood local of course they are going to be ok with higher density concentrated on neighborhood connector streets - they are happy it isn't their road.

We were unaware that 12th avenue was being rescaled until I happened to be browsing MLS for fun and saw it mentioned on a listing for an older bungalow. I attended the January 27th Northhill Communities Guidebook and Information Session. It was very discouraging to hear that their consultation process was complete without ever having had a chance to voice our opposition to the plan. I have briefly looked at the Engagement summaries posted online. When I reviewed the North Hill Evaluate session it looked like the Scale modifiers were generally criticized outside of the main streets (main streets being 16th ave, Center street and Edmonton Trail). These comments do not appear to be integrated into the final scale modifier document.

I also did not see any targeted neighborhood connector street workshops. Why were there targeted main street and industrial workshops to specifically involve business owners but nothing to target neighborhood connector residents? If we are subjected to higher level buildings than adjacent residential streets it seems like the neighborhood connector streets should have had a separate workshop so the planners can engage with the people who will be impacted.

We do acknowledge that the Planning team attempted to engage with the public. However it seems that their efforts failed if I was only able to find one other person on

12th Avenue who had heard about the rescaling of 12th Avenue. How can this project proceed if the people who will be impacted were not adequately informed?

- 9) Insufficient mitigating measures:** We understand that the plan attempts to mitigate the impact of large 6 story buildings on residential streets with a mandatory setback at or below the 4th story. Stepping back above the 4th floor will not materially decrease the negative impacts a 6 story building has on traffic, noise, parking, privacy, shading and the lack of community. We did not agree to purchase our house with the provision that a large building could be built next door. This home is a major investment for our family and allowing stepped back 6 story buildings will negatively affect our investment.

In summary, **we strongly oppose rescaling 12th avenue to allow for 6 story buildings. We would like 12th Avenue to be scaled as "Limited" like the adjacent streets.** As do 41 (and counting) neighboring residents. Allowing 6 story buildings will only worsen traffic, noise, parking, shade, privacy and the feel of the community which will in turn decrease existing home values and desirability. We do not agree with the decision to concentrate all of the high density development along the neighborhood connector road. This only results in the neighborhood connector roads having 2 negative influences - increased traffic and high buildings while adjacent neighborhood local streets are spared. We also feel that the residents of 12th avenue were not adequately consulted and that the proposed setback mitigating measures are insufficient.

Thank you for your time and consideration. We hope that you will put yourselves in our shoes and imagine whether you would like to own a small infill next to a giant 6 story building on a busy street.

Sincerely,

The Parsons Family
(Katherine, Brandon, Owen & Lillian Parsons)

From: [Allan Turnbull](#)
To: [Public Submissions](#)
Subject: [EXT] Planning and Urban Development Standing Committee Meeting, February 3, 2021
Date: Sunday, January 31, 2021 4:24:27 PM

My name is Allan Turnbull, a resident of Meadowlark Park.

I respectfully request the opportunity to speak at the February 3, 2021 meeting of the Standing Committee on Planning and Urban Development with respect to Item 6.1 "Guidebook for Great Communities" ("Guidebook").

As a relative newcomer to the community, my wife and I chose to buy a home in Meadowlark Park and indeed to invest in our property because of the overall character of the community and the many lifestyle amenities we value that it offers. We were and are impressed by the vibrant community spirit and by the considerable diversity, demographically and otherwise, that has evolved and continues to evolve in the community naturally, organically and responsibly without the need for regulatory fiat or coercion.

The Guidebook seems to promote a "one-size-fits-all" building block approach to a community like Meadowlark Park without regard to the nature and character of the community and, in isolation, without regard to the communities adjacent to Meadowlark Park. Such a "cookie-cutter" framework imposed by regulatory fiat has the potential to needlessly undermine community spirit and ultimately undercut and put at risk an otherwise vibrant neighbourhood.

At a minimum, I believe the Guidebook should be an election ballot or subsequent plebiscite issue to facilitate meaningful public consultation, engagement and debate that has been all but impossible over the past year (and possibly this year as well) due to the pandemic which has been understandably a major source of distraction for us all.

I believe it is imperative that meaningful public consultation, engagement and debate take place once the pandemic is behind us. Informed and meaningful community buy-in is an essential public confidence building measure that cannot be stressed enough.

Many thanks,

Allan Turnbull

Dear Councillors,

I am writing to you in support of the Guidebook for Great Communities. Born and raised in the community of Sundance, I am proud to call myself a person from Calgary. I am a masters student at the University of Calgary, just starting my career and attempting to establish myself in my mid-twenties. I currently rent with my long term partner and international classmate in our Beltline apartment. Though my partner and classmate are not from Alberta, or even Canada, upon coming to Calgary they chose to live in denser communities. It is communities like Sunnyside, Inglewood, and the Beltline that often attract my peers (and myself included) to live, as those places are relatively compact, vibrant, walkable, transitable, and bikeable. They are integrated with green spaces and natural parks, and access to necessities like grocery stores and medical facilities. When considering the Guidebook, a question that kept coming to me and increasingly to many others of my age and place in life: what possibilities do I see before me in my life, and what will that life look like? More importantly, what kind of life do I want to and choose to live? Many young people my age are being faced with great challenges ahead: climate change and climate instability, the cost of living within large cities, affordable housing, mental health concerns, the higher likelihood of the recurring of pandemics like the one we currently find ourselves in, and forced to contend with the twilight of the oil industry and the economic instability that it comes with.

We want our neighbourhoods to be resilient, connected, vibrant, safe, accessible, and full of opportunity and choice - in housing options, mobility, and economically. We want to have the freedom to move to accommodations that we can both afford, and can make homes for ourselves. And, contrary to popular belief, we want places that we can grow old in, that are physically accessible and would not necessitate owning a car to get around in, that we could universally contribute to and participate in for the length of our lives. We want to live close to where we work, and to work in diverse fields that are supported by the communities that we live in. Most of all, we want our communities and lives to have a positive - and at the bare minimum, net zero - impact upon the environment, which can be aided by densifying and building green infrastructure.

Currently, the places that young people want to live in are mainly of the community typology that is described in the Guidebook. The challenge that our city faces at this present moment is that many of these existing compact places are in high demand, and may not be accessible to many different people of diverse backgrounds. Further, the current sprawling development at the fringes of the city we may be able to afford is too far away from work, too socially disconnected, and/or requiring to pay the high costs of vehicular ownership to meet our needs. We do not oppose the existing infrastructure, be it single family housing or the privilege to drive. What we want is choice, affordability, and the ability to adapt in a world that is forcing us to do so. For an accessible, equitable, socially connected and economically prosperous city, we need the vision that the Guidebook proposes.

Regrettably, I cannot be present today to read to you my thoughts on this matter, as many young people do not have the time or means to advocate for their communities at the times at which our concerns may be heard. In the spirit of my previous statement, thank you for taking your time to read and your consideration of my support of the Guidebook for Great Communities.

Thank you,
Jennifer Herring

I have read and agree to the conditions.

I am applying to speak at the feb.3 meeting, and my information follows:

Lee Waterman

403-990-2411

I am concerned about the potential effects of the Guidebook on Great Communities on our neighborhood, Mayfair.

Specifically, I am concerned about the traffic safety, especially at the intersection of Elbow Drive and Malibou drive. Commercial development has caused congestion and narrowed the entrance/exits into the neighborhood, adjacent to a high accident area, the junction of Glenmore Trail and Elbow Drive.

The potential effects require further analysis and a decision should not be rushed.

Thank you,

Lee Waterman

Sent from my iPhone

On Feb 2, 2021, at 9:20 AM, Public Submissions wrote:

Good Morning,

Thank you for your email.

We have added you to our speakers list for the Feb 03 Planning and Urban Development meeting and will be sending out the instructions for participating in this remote meeting later today.

If you wish for your comments to be added to the **February 03 Standing Policy Committee on Planning and Urban Development**, please resubmit using the [Public Submission Form](#) or email us back at publicsubmissions@calgary.ca letting us know that you have read and agree with the FOIP information below. Please ensure you resubmit or reply no later than **4:00 p.m. Tuesday, February 02.**

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, **your name, contact information and comments will be made publicly available** as part of the Minutes and be published at www.calgary.ca/ph.

*Note: Personal information provided in submissions related to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and section 33 (c) of the *Freedom of Information and Protection of Privacy Act of Alberta* (FOIP) for the purpose of receiving public participation in the municipal decision-making process. If you have any questions regarding the collection and use of your personal information, please contact the City Clerk's Legislative Coordinator at 403-268-5861.

Thank you,

Jordan Palaschuk

Legislative Advisor,

Governance & Protocol Services, City Clerk's Office

City Manager's Office | The City of Calgary | Mail code: #8007

E jordan.palaszuk@calgary.ca

P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

ISC: Protected

****Working remotely****

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calgary.ca/calgaryawards

-----Original Message-----

From: Lee Waterman [<mailto:lee.kav.waterman@shaw.ca>]

Sent: Monday, February 01, 2021 5:40 PM

To: Public Submissions

Cc: Robert Selzler ; STANLEY WATERMAN

Subject: [EXT] Request to speak ...

...at the February 3 meeting of the Standing Committee on planning and urban design item 6.1

Guidebook for Great Communities:

As a resident of Mayfair, I am requesting to speak at the February 3 meeting to express our deep concern for the safety and character of our neighborhood.

Traffic into and out of the neighborhood is already unsafe and congested at the Elbow Drive and Malibou Drive entrance due to commercial property developed on that corner and restricted traffic lanes.

Thank you,

Lee Waterman

8 Massey Place SW

Sent from my iPad



Public Submission

City Clerk's Office

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I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	L.J.
Last name (required)	Robertson
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Guidebook for Great Communities, PUD Item 6.1 2021-0015
Date of meeting	Feb 2, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please find attached the above cited correspondence.

From: [Sandra Clarkson](#)
To: [Public Submissions](#)
Subject: [EXT] Item 6.1 Guidebook for Great Communities - Request to speak February 3rd, 2021
Date: Monday, February 1, 2021 12:14:13 PM

Good afternoon,

I am a resident of Mayfair and request the opportunity to speak at the February 3, 2021 meeting of the Standing Committee on Planning and Urban Design, Item 6.1 Guidebook for Great Communities.

I am very concerned about this issue and feel it will erode the quality and unique aspects of our community which in turn will diminish property values for all residents. I feel there has not been adequate community consultation on this, other than sharing of information and the opportunity to address issues has not been possible with the process to date.

Please provide instructions on how I may participate in this meeting scheduled for February 3, 2021.

Much appreciated,

Sandra

Sandra Clarkson
President - MSH Strategies Inc.
403.830.8993
s.clarkson@mshstrategies.com





February 2, 2021

Members of SPC for Planning & Urban Development Committee (PUD)
City of Calgary
800 Macleod Trail South
Calgary, AB T2P 3P4

RE: Guidebook for Great Communities; PUD 2021-0015

BILD Calgary Region (BILD) provides this letter, with the support of members of our **Inner City Builders** Committee, **recommending approval** of the **Guidebook for Great Communities**.

Although recommending approval, our members have some reservations:

1. Implementation will occur through Local Area Plans and development applications without the support of the revised land use bylaw (LUB) and corresponding districts;
2. The design policies are extensive and should be applied with thoughtful consideration to project scale and cumulative impact to support investment and economic feasibility; and
3. As the Guidebook and Local Area Plans (without the updated LUB) will be tested on development applications, in the transition from the old planning system to new, outcomes must be guided by the overarching objectives of the Municipal Development Plan to achieve its vision and growth targets.

Our recommendation to approve is directly linked to the proposed **Sustainment Committee**'s critical role in ensuring the Guidebook and other new generation of planning tools are effective in achieving the desired objectives. The Sustainment Committee must be agile and responsive to issues arising in testing and learning to deliver guidance and decisions that support MDP goals and avoid unintended consequences.

We would like to acknowledge Lisa Kahn and the Guidebook Team for their dedication to this project.

Yours truly,
BILD CALGARY REGION

Beverly Jarvis
Director, Policy, Projects & Government Relations

c.c. Stuart Dagleish, General Manager, Planning & Development
Lisa Kahn, Coordinator, Calgary Growth Strategies, Planning & Development

From: [Heather Buchwitz](#)
To: [Public Submissions](#)
Cc: [Verna Leask](#); [Verna Leask](#)
Subject: [EXT] rezoning inner-city neighbourhoods
Date: Monday, February 1, 2021 5:54:07 PM

Dear City Council,

I am unable to attend the City Council meeting regarding rezoning inner-city neighbourhoods, because I'll be at work, but I'm sure that is the case for many Calgarians who are concerned about this issue. I think this meeting should have been held in the evening when more people who are opposed could attend.

I disagree with re-zoning all inner-city neighbourhoods from RC-1 to R-C 2 for the following reasons:

- We bought in our RC-1 community because it had low-density housing, which felt like a great place to raise kids. It allows us to know our neighbours, which helps to keep our kids safe.
- It's unfair to change the zoning only in inner-city neighbourhoods. If you're going to change the zoning, then it should be changed throughout the city to make it fair to everyone. It feels like you're valuing the experience of inner-city residents who want a family neighbourhood less than those who live in the suburbs.
- We love our neighbourhood. If you start chopping it up with RC-2 zoning, the neighbourhood will no longer have the visual appeal of uniform-sized lots, which those in the suburbs get to enjoy. Again, you are devaluing the experience of inner-city residents .

Thank you for considering my opinion as you make your decision.

Heather Buchwitz



Public Submission

City Clerk's Office

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I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) Christine

Last name (required) Franke

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) SPC on Planning and Urban Development Meeting

Date of meeting Feb 3, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters) I was originally scheduled to speak as part of Panel #4, however, due to work commitments, I will no longer be able to attend the call. I have attached my comments to be included. Thank-you.



Public Submission

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I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) **Rachel**

Last name (required) **Timmermans**

What do you want to do? (required) **Submit a comment**

Public hearing item (required - max 75 characters) **The Guidebook for Greater Communities**

Date of meeting **Feb 3, 2021**

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



Students' Association of Mount Royal University
4825 Mount Royal Gate SW
Calgary, AB
T3E 6K6

February 3, 2021

RE: Guidebook for Great Communities, PUD2021-0015

The Students' Association of Mount Royal University (SAMRU) is pleased to support the Guidebook for Great Communities. SAMRU supports the Guidebook for its focus on social interaction, identity and place, economic vitality, and health and wellness. Specifically, implementation of the Guidebook's principles will improve the student experience by encouraging more affordable housing and more vibrant communities. These ideals may in turn improve outcomes related to student mental health, food insecurity, and financial insecurity, in addition to attracting and retaining young people to this city.

The Guidebook's focus on the smart densification of existing neighbourhoods will hopefully lead to an increase in the availability and affordability of housing throughout the city. Students are a niche population faced with additional financial barriers such as precarious employment, rapidly rising costs of education, and costs of living. These barriers worsen when students are forced to find housing far away from their educational and professional commitments. Under the Guidebook, gentle densification of existing neighbourhoods would allow for more varied types of residential structures such as rowhouses with basement suites. Increasing the opportunity for students to rent housing more affordably and closer to campus may lead to greater financial stability and more time saved from commuting.

Additionally, more density in Calgary's neighbourhoods will allow for better transit and more services closer to home or campus that students enjoy engaging with, such as grocery stores, bakeries, cafés, et cetera. This in turn leads to a multitude of benefits, such as tackling feelings of social isolation and promoting positive health and wellness, reducing the need for a personal vehicle (a great cost-saving measure), and creating communities where young people enjoy living. Encouraging the development of these types of communities will play a part in attracting and retaining youth to our city and preventing brain drain, leading to a more prosperous city overall.

Some Calgarians have routinely expressed concern for increasing density in their neighbourhoods citing threats to safety and loss of community character. These concerns do



not recognize the robust economic and social benefits that increasing neighbourhood density and diversity could bring to these communities. Students in particular are a dynamic group of citizens that offers much to their communities, including volunteerism, community engagement, entrepreneurship, a growing consumer population, and more.

Thank you for your consideration. SAMRU looks forward to the discussion at the Planning & Urban Development Committee and urges the committee to recommend the approval of the Guidebook to Council.

Sincerely,

Rachel Timmermans
Vice-President External
Student's Association of Mount Royal University
vpexternal@samru.ca

The Students' Association of Mount Royal University (SAMRU) is an independent, nonprofit, charitable organization that represents and serves Mount Royal University students to help them succeed. All credit students at Mount Royal are SAMRU members. SAMRU members have access to all of SAMRU's services whether online or in-person, as well as the Wyckham House Student Centre, and a wide variety of student clubs where they can meet other students and build a sense of community at Mount Royal.

SAMRU's services include food and financial security, academic support, student clubs, events, awards and bursaries, the Student Health and Dental plan* and so much more! As members, students are also encouraged to participate in the Annual General Meeting and run for a Student Governor or a Representation Executive Council position. Check out samru.ca or contact us at info@samru.ca.

*The Student Health and Dental plan applies only to students taking 9 credits or more

From: [Scott Rusty Miller](#)
To: [Public Submissions](#)
Cc: [McCunn-Miller Patti](#); [MRCA](#); [CAWard8 - Zev Klymochko](#); [Roy Wright](#); [President - Mount Royal Community Association](#)
Subject: [EXT] Fwd: Item 6.1 Guidebook for Great communities
Date: Tuesday, February 2, 2021 6:16:08 PM

Please note that an incomplete version of my email was just sent earlier in error. Below is the complete email:

I would like to register to speak at the February 3 meeting of the Standing Committee on Planning and Urban Design (PUD) in relation to Item 6.1: Guidebook for Great Communities.

I am a resident of Mount Royal and I am concerned by the lack of public consultation surrounding the Guidebook given its potential to impair the nature, heritage character and green space in current, predominantly low-density neighbourhoods like Mount Royal. A low-density neighbourhood offers many advantages including relative quiet, privacy, reduced traffic, green space and moderate scale, all of which is beneficial to raising a family. These values do not appear to be sufficiently respected or protected through the Guidebook.

There are a number of adverse effects that may arise through the operation of the Guidebook. One example relates to the forms of housing that will be promoted within low-density neighbourhoods such as Mount Royal. Mount Royal is identified on Map 1 (page 47) as Zone A. The Guidebook, on page 48, provides that:

Higher, moderate and lowest intensity. low-density residential forms should be supported in all areas in Zone A, except where development meets the criteria in 2.8.d or 2.8.e.

Page 131 of the Guidebook explains that Higher Intensity Low-Density Housing forms include: Single Detached dwelling, secondary suite, backyard suite, semi-detached, duplex, rowhouse and cottage housing cluster. Most of these higher intensity forms permitted in Zone A are inconsistent with the current housing in Mount Royal. Moderate and Lowest intensity development, which is more consistent with the existing development, is not supported unless it meets the limited constraints set out in 2.8 d or 2.8 e. Compared to existing RC-1 development, the permitted and supported forms under 2.8 will disrupt the existing street layout, reduce outdoor space, detract from the heritage character of the neighbourhood and create parking and overlooking issues. There has been insufficient public consultation concerning the nature and potential impact of the Guidebook. Although the pandemic has created barriers to public consultation that should not be an acceptable excuse to proceed with the Guidebook in the absence of a fulsome public explanation, discussion and review. At a minimum, the Guidebook raises important issues that should be presented as an election issue so that all Calgarians can be informed and have a say as to how development changes are made that will affect their neighbourhood.

As requested, I acknowledge that the information I have provided is collected under the

authority of Bylaw 35M2017 and section 33 (c) of the Freedom of Information and Protection of Privacy Act of Alberta (FOIP) for the purpose of receiving public participation in the municipal decision-making process.

Scott Rusty Miller

Phone: (403) 244-8784
mobile (403) 560 7850



Public Submission

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I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)

Ross

Last name (required)

Andersen

What do you want to do? (required)

Submit a comment

Public hearing item (required - max 75 characters)

Standing Policy Committee on Planning and Urban Development Meeting

Date of meeting

Feb 3, 2021

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

My name is Ross Andersen, and I am a resident of Meadowlark Park. I have been living in my community for over 20 years and my partner and I are planning on aging-in-place in our single-family, detached home. What is being proposed in the Guidebook creates a lot of uncertainty for our plans and does not sit well. While I appreciate that the Guidebook does not change zoning, the policy of Low-density residential (LDR) would change the character of my community. With that policy, we will lose any predictability over what gets developed. It will encourage developers to push for even more. Our community is already under threat from the Babych Group, who have implied zoning changes for Meadowlark Park are inevitable and that the City supports increasing the density of our community to the highest possible level. The stress and anxiety this has caused us is significant and there is no end in sight as they continue to push their contract offer to residents of our community. I appreciate that increasing density is necessary and must be done in a thoughtful manner. Guidelines are important but the impact of these changes are not well understood by the public. They should not reduce the ability of residents and the public to influence redevelopment in their neighborhood. If the goal of the Guidebook is to ensure Calgary remains a great place to live for all citizens and to provide them with choices to live, it should recognize that preserving areas of single-detached housing is also a valid choice. We chose Meadowlark Park because of the character and affordances of living in a single-family home. As the Guidebook stands to open the door to my community being razed and transformed into



Public Submission

City Clerk's Office

a place that I no longer want to live, I am opposed to it. I am a citizen of this city and I expect that my municipal government would consider all points of view when making decisions of this magnitude and importance.
Thank-you.

Palaschuk, Jordan

From: Kelly Rae <krae2084@gmail.com>
Sent: Wednesday, February 03, 2021 5:34 PM
To: Public Submissions
Subject: [EXT] Feedback from Meadowlark Park

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: FOIP email sent

Hello,

My name is Kelly Rae and I currently live in Meadowlark Park. Unfortunately, I am no longer able to speak on the panel this evening. For the record, please see my comments below.

I support maintaining R-1 SFH in core communities. I do not support this mass push for RC-2 to support greedy developers and density that Meadowlark Park does not need.

I am at a loss to understand why the city is looking to develop 10-13 new green field communities but at the same time want to force a change on existing communities with added density and no improvement of infrastructure.

There does not seem to be enough direct consultation with each neighbourhood on to how to best upgrade the specific area. For example, I have never heard of an area plan specific to Meadowlark park?

Also the statement by Councilor Wooley about Mayfair being a dying area shows exactly why there isn't enough understanding of each area by the councilors as the community is thriving!! Perhaps he does not have any links to the reality of the situation on the ground.

The guidebook seems to be written in a very vague manner which could be easily misrepresented by potential developers to do as they please. The guidebook also does not address any issues that will arise as far as older infrastructure of the heritage, inner city areas that will not be able to handle additional density. Meadowlark Park for example has only 2 entry points into the community.

Also with a 30% vacancy rate in DT buildings, shouldn't something be done with those spaces before the city starts destroying perfectly fine communities?

Lastly, if the millennials are leaving Calgary in record numbers and we have a struggling economy due to the lagging oil industry and Covid pandemic WHY are we building for people who may never show up?

Please leave our communities alone. We have chosen to live in a certain type of neighbourhood and should not be forced out or to live otherwise.

This should be an election issue, let the people decide how and where they would like to live.

Please add my name to the list of speakers for the session.

Thank you,

Kelly Rae
Brand Specialist
(c) 403-614-8123
www.koartscentre.org
@kraecollective

Palaschuk, Jordan

From: Zivot, Allan (Avison Young - CA) <allan.zivot@avisonyoung.com>
Sent: Tuesday, February 02, 2021 8:12 PM
To: Public Submissions
Subject: [EXT] Guidebook for great communities issue

Follow Up Flag: Follow up
Flag Status: Completed

Categories: FOIP email sent, Added to Speakers List

Good day my name is Allan Zivot and I have been a resident of Mayfair community for the past 15 years and I am requesting to speak at the February 3 meeting of the Standing Committee on Planning and Urban Design, Item 6.1 Guidebook for Great Communities. We have a very strong, proud community that has worked hard to keep our neighbourhood in great condition and safe. We have all invested not just in our homes but in how we have formed and maintained our neighbourhood . We don't want more traffic or more people putting additional stress to our parks and streets . We bought into this neighbour hood knowing that there are caveats on each title for retaining single family lots and that is how we expect it to be maintained. I look forward to hearing back from you on this very important issue that is being handled very poorly by Council !
Allan Zivot

