

February 2, 2021

Re: Guidebook for Great Communities, Statement of Support

To read aloud at the February 3, 2021 meeting of the Standing Policy Committee (SPC) on Planning and Urban Development (PUD).

Good morning Madame Chair and members of the committee, my name is Teresa Tousignant. I am speaking today as a resident of Ward 11. I serve as the chair of the Planning Committee for the Haysboro Community Association and am the Haysboro delegate to the working group for the Heritage Communities Local Area Plan. Thank you for having me to speak again today – I have submitted my previous statement from the January 13th meeting of PUD to the public record for today's meeting.

Today I am again speaking in support of the Guidebook for Great Communities and again asking the committee to move forward with recommending the Guidebook to the Combined Meeting of Council. It is in the best interest of our city to get this document formalized and available for use, so that the Local Area Planning process can get underway again. I have read all 131 pages of the Guidebook. It took me more than 4 hours. Not the most fun Saturday evening ever. That said, it is a well-written and well-organized reference text of planning techniques and policy that represent the best of our current knowledge about how to sensitively guide growth, re-development, and densification.

This is the approach that Council asked for. The Guidebook sets out a participatory planning process that will empower people from every neighborhood in this city to participate in making a local area plan for their neighborhood and the communities around them. It is a living document with a built-in method to respond to change, and it is ready to be put to use now.

I would like to describe for you the local area planning process as I experienced it.

There were 34 neighborhood residents and industry representatives in the room for the Heritage Communities plan working group, in addition to the city planners facilitating the discussions. We spent many evenings and collectively thousands of hours giving our input, talking about high potential areas, connectivity, economic viability, quality of life, and flagging dangerous or run-down areas that could use attention. The knowledge that we shared at these meetings can't be acquired by a high-level top-down approach. It can only be gathered, by people willing to listen, and with the knowledge and training to integrate it all into an understandable format. I want to applaud the planners for their patient and detailed approach to this public engagement, and for their ability to transform that much disparate information into a useful plan.

The maps that resulted from our working group exercises show where our community members collectively see the potential for new development and re-development, what heights and scales are appropriate, which areas have heritage buildings, and which other buildings, areas, and parks are special to our neighborhoods. The maps show that it makes sense to us, the people who live here, to focus redevelopment and additional density at major intersections, along transit routes, next to the train stations, and near or on top of existing commercial nodes. Nobody in the room thought it would be a good idea to put big buildings in the middle of single-family homes. The blocks of single-family housing

were respected as reasonably cohesive and the vast majority of the map was left as-is at the default and existing low-density residential scale.

I want the Heritage Communities Local Area Plan to be completed and put into action. In my role as the planning director for the Haysboro Community Association, I want to have our Local Area Plan to point to when we get development applications in the neighborhood, to give weight to our arguments if an application is inappropriate or insensitive to its surroundings. I want to have the Local Area Plan available so that it is clear how we want our neighborhood to be in 10-20 years. I want developers and people buying homes and people thinking about opening businesses to have some certainty about the direction our community is going.

We can't get where we want to go without a plan. The Guidebook for Great Communities is a tool to make that planning happen. Please move it forward without additional delay.

Thank you for your time.

Teresa Tousignant

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)	Jamie
Last name (required)	Paulson
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Proposed Guidelines for Great Communities
Date of meeting	Mar 22, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please delay a decision on the Guidebook until after the civic election in October so that all communities and residents can be properly informed and can work with the City to address concerns and implement amendments to the guidebook.

**Public Submission**

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First name (required) John

Last name (required) Heffer

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

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

Date of meeting Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters) Please consider the attached comments in your deliberations on the Guidebook for Great Communities. Thank you.

TO: Members of Calgary City Council by way of online submission
Other Heritage advocates by way of email:
Elbow Park Residents Association
Calgarians for Heritage Districts
Heritage Calgary
Heritage Planning
City Administration in charge of the Guidebook for Great Communities

FROM: John Heffer, Elbow Park resident

DATE: March 2, 2021

I am writing in support of certain principles expressed in the City of Calgary's "Guidebook for Great Communities":

- A Great Community fosters identity and pride in the community
- A Local Area Plan should include "protection and enhancement of architectural, urban and natural features that contribute to a feeling of local identity and a sense of place"

In my experience as a resident of Elbow Park who has lived in the same house almost continuously since 1952 (and owner since 1970), I feel especially connected to my neighbourhood through the people who lived in my house since it was built in 1920. Indeed, three of the former residents have visited in the last 10 years to explore 'their' house and to reminisce about the neighbourhood.

I want to emphasize that my connection is not that I share the same address as these former residents, *but that I share the same house* – they slept in my bedrooms and dined in my dining room. If the house is not preserved, the feeling of local identity will be eroded. Although my occupancy is not typical, this connection will be true also of those who follow me as owners of my house.

As you read this, you will not feel the same connection as I do, but let me tell you something of these former residents. They would all be delighted that their house is now a Designated Heritage Resource, as are my neighbours in Elbow Park, and as will be its next owner.

- 1920 – 1922, and 1925 – 1928: Optometrist *William H. Hattel and his wife Tracie*. They moved to Canada in 1912 from Kalamazoo, Michigan and built the house in 1920. They were 60 and 52 in 1920, so may have built it as a future retirement home, but they moved back to Kalamazoo, and died there.
- 1923 – 1924: *Arthur H. McGuire*, Manager of Canada Cement rented the house from the Hattels
- 1928 - 1947 the house was owned by *Pauline Gillies*, and occupied by her widowed daughter-in-law *Margaret Gillies* and grandson *Don Gillies*. Don, at age 88 and living in North Vancouver, paid a nostalgic visit in 2012 to the house he lived in from age 4 to 18, and shared memories of the house. His initials are carved into a door in the basement.
- 1946 - 1947 the house was occupied by Pauline's grand-daughter *Dorothy Kendall* and her husband *Robert E. Kendall*, a salesman with Nesbitt Thomson & Co.
- 1947 - 1960 *'The Bank House'*. In 1947 the house was purchased by *The Canadian Bank of Commerce* as a residence for the managers of its main branch, serving as an upscale venue for entertaining customers. The bank families were:
 - 1947 - 1952 *C. Harvey Baker* and *May Baker*
 - 1952 - 1955 *Arthur S. Heffer*, *Trudy Heffer* and children *John* (present owner) and *Kathryn*.
 - 1955 - 1958 *Bruce Blandford*, *Vickie Blandford*, and children *David* and *Barbara*. David, living in Toronto, paid a nostalgic visit in 2018 to the house he lived in as a boy.
 - 1958 - 1960 *Roy Cunliffe* and *Martha Cunliff*. I remember Roy treating me to a tour of the house on a brief holiday of mine to Calgary in 1960.
- In 1960, the bank sold the house to John and Mary Hutton
- 1960 - 1970 *John Hutton*, retired owner/manager of Inglewood Golf Club, and *Mary Hutton*. In 1970, the Huttons sold the house to my wife and me. Hutton knew I was connected to the neighbourhood, and to his neighbours, and granted us a mortgage personally. We owed him much more than money.
- 1970 - 1972 *John Heffer*, (see 1952 - 1955) employed by and retired from Husky Oil, and his wife *Linda Heffer*, software developer (and Block Watch Captain).

- 1972 - 1974 the house was rented to Linda's Winnipeg classmate *Barbara Leary* & her husband *Jack*, who lived here with their sons *Scott* and *Paul*. Scott, living in Colorado, paid a nostalgic visit in 2019 with his children, to the house he lived in as a boy. Barbara is still a good friend, and she loves to visit me in 'her' house from time to time.
- 1974 - ?? *John Heffer, with his wife Linda* until her death in 2012.

CONCLUSION:

Heritage is history that we care about.

I ask that Calgary City Council amend the Guidebook for Great Communities, now or in the future, to uphold its stated principles by giving more power to communities to protect their built heritage and preserve the character of their neighbourhood.

A good start would be to respect and include the priorities of neighbourhoods in the ongoing process of Local Area Planning.



Public Submission

City Clerk's Office

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First name (required)	Paige
Last name (required)	Coulter
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

Dear Council members,

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

I am writing in advance of the combined meeting of Council on March 22 of this year, in the hopes that you will consider my position during your meeting. I wish to express my grave concerns with Council's plans for its adoption of the Guidebook for Great Communities. My husband and I moved into Scarboro two years ago and our children are enrolled to start kindergarten at Sunalta school this fall. We were drawn to this area due to its uniqueness and its strong community vibe. It is a true "one of a kind" neighbourhood where you almost have a small-town feel, yet are in close proximity to the core (where we both work). Not only is the collection of heritage homes and vibrant gardens both historically noteworthy as well as visually appealing, there is a true inter-generational component to this specific area that fosters its unique sense of community. We specifically chose Scarboro over other "beltline" communities because we felt it would allow our kids to basically grow up in a small-town environment with a quick commute. We rejected the 'Marda-Loop type' of inner city areas because they are all the same; namely, cookie cutter builds where developers try and maximize profit by squeezing in as many people as they can per square foot. Parking becomes a nightmare and the kids can't play shinny on the streets because it is too busy. The houses all look the same. Imagine my disappointment when I found out that this is the very plan which Council has in mind for our community! In my view, this proposal is extremely short-sighted. You are destroying the very uniqueness that makes this place

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Public Submission

City Clerk's Office

so special. I am not disputing that making additional housing close to the core is a defensible goal. Rather, I am saying that destroying one of the few heritage communities left in this City in order to reach this goal is in no way justifiable. It is a shame that Council appears unwilling or unable to acknowledge the long-term effects of their decision. It is on par with paving over an endangered marshland to build a shopping center. Instead of protecting unique heritage community, you are paving the way for a community which would be interchangeable with any other community, in any city, in North America.

While I realize you are not running for re-election, I beg you to recognize the wishes of your constituents in this upcoming vote. I have attended many of the meetings on this issue and it is apparent that the vast majority of the electorate - who

Calgary Student Alliance



Calgary Student Alliance
University of Calgary
2500 University Drive NW
Calgary, AB
T2N 1N4

Wednesday, March 3rd 2021

RE: Guidebook for Great Communities

The Calgary Student Alliance is a non-partisan, not-for-profit organization of student leaders of the student associations from every major post-secondary institution in Calgary. Representatives from the University of Calgary Students' Union, the Students' Association of Mount Royal University, the Student Association of the Southern Alberta Institute of Technology, the Alberta University of the Arts Students Association, the Student Association of Bow Valley College, the Athabasca University Students' Union, the Saint Mary's Student Association, the University of Calgary Graduate Students' Association, and the Ambrose Student Council make up its membership. Together we advocate for, and seek to engage thousands of Calgarians with their civic government.

The Calgary Student Alliance is pleased to support the Guidebook for Great Communities. The CSA 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 of all students living in Calgary, 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 increasing 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 row-houses with basement suites and above garage 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.

Calgary Student Alliance



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, and cafés. The CSA has long advocated for affordable and accessible transit for all students in the city, regardless of which institution they chose to attend. Encouraging the development of Calgary Transit and projects like the Green Line 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 changing dynamic of Calgary and would ignore 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 offer much to their communities including volunteerism, community engagement, entrepreneurship, and a growing consumer population.

Thank you for your consideration and for considering the student population and perspective in this decision.

Sincerely,

A handwritten signature in black ink, appearing to read 'Marley Gillies', is written over a light blue horizontal line.

Marley Gillies, Chair
suvpext@ucalgary.ca
403-978-1299

The Calgary Student Alliance (CSA) is a non-partisan organization made of up post-secondary student associations in Calgary. The CSA represents the interests of members on municipal issues to city council, post-secondary institutions, and other relevant stakeholders in our city.

Calgary Student Alliance



Public Submission

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First name (required)	Doug
Last name (required)	Dunlop
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)	<p>I have been receiving a lot of pressure from the Elbow Park Community Association to ask for a special exemption to the Guidebook to preserve the single-family-home exclusivity of our neighbourhood.</p> <p>I am not interested in limiting the possibility of future development in my community. And as such, I am in favour of allowing multi-family homes and different zoning possibilities in my area. I moved here when most of the houses were post-war 1000 to 1500 square foot bungalows, and now more than half of the houses are 3000 square-foot or larger luxury homes. The unique character that has developed over the past decades has not come about because of rigid adherence to each time's status quo, but through change.</p> <p>I am as unwilling to freeze Elbow Park to this moment in time as I would be to require all recent houses to be removed and replaced with whatever existed in 1953. Just as I am not tied to a moment in time, I do not wish to be restricted to a style, or level of posh. Real estate development is geared toward making money, and a lot more money is to be made in elevating a neighbourhood than would be in creating a slum of it. No developer is going to tear down the luxury homes on a block to put up an apartment with a 1972 Nova on blocks on the front lawn. Yes, people deserve housing they can afford, but it would not be good business to build affordable housing projects in Elbow Park, and therefore the people who fear it needn't.</p> <p>Just across 14th St from Elbow park, a 6-unit townhouse complex was built recently. It is much nicer than the single-family bungalow it replaced, and it improved the value of</p>
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Mar 3, 2021

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Public Submission

City Clerk's Office

some of the neighbouring homes. Though I liked the midcentury-modern home that was demolished, I am not so tied to a static neighbourhood that I can't appreciate that the new arrivals have improved my area.

Urban tree canopy is important to me, and to the quality of life of citizens, so protecting trees is valid goal. It should not come at the expense of stagnation though. It is much better to plant secession trees than to try to salvage a tree that has outlived its health. Likewise, historical preservation is important, but I cannot see how a simple path to preserving the past without also restricting the future.

Public Submission

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First name (required) Dave

Last name (required) Leslie

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

Public hearing item (required - max 75 characters) Planning guidebook implementation

Date of meeting Mar 22, 2021

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

As a resident of Elbow Park (65 of the last 70 years) I would like to lend my support to our Elbow Park Residents Association stance that Elbow Park be included in the redevelopment proposals currently before council. The idea that vulnerable properties, such as large lots, be encouraged to be redeveloped into higher density offerings is incompatible with what the current residents support.

Great cities value and promote neighbourhoods that reflect their historical roots and do not allow philosophies such as densification to override these values. Maintaining these 'character' neighborhoods must continue to receive the respect demanded by the residents who by their actions and obvious pride of ownership have demonstrated where they stand.



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

Re: Opposition to The Guidebook for Great Communities
Dear Mayor Nenshi and City Councillors,

I am 29 years old and was born and raised in Elbow Park community. I recently purchased a home in Elbow Park which was a dream of mine, as I wanted my son to attend the same elementary school and have the same childhood experience as I did. My husband and I have worked extremely hard to be able to afford a home in this community as I was drawn to the character homes, low congestion, inner city location, and walking distance to close amenities. I recently moved from Altadore and it was devastating that we lost over \$100,000 from the sale of the town house and I attribute the loss of value to over supply of residential attached housing in the area, the increased theft, increased traffic and reduction in parking, and frankly little community feel. What appeals to us about Elbow Park is how well it retains its value mostly due to the look and feel of the community.

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

I was very disappointed of the cities plan to allow a blanket clause for multi family homes in residential communities as this will destroy the history of so many communities and frankly if people are drawn to more congestion or multi complexes there are plenty of existing communities that offer that. Many of my friends who are in their late 20's and early 30s are drawn to detached properties for the following reasons: 1. the privacy, 2. their ability to retain value, 3, the yard and 4. pride of ownership. Most of my peers aspire to own a single family home and are incentivized to work hard to achieve

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Mar 4, 2021

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Public Submission

City Clerk's Office

this goal.

I would like to:

- o submit the following comments regarding the Guidebook for Great Communities.

- o express my opposition to the Guidebook for Great Communities as written.

We are deeply concerned that the policies of the current version of the Guidebook will have a negative impact on our community and request the following amendments:

Please add:

- o a housing category to preserve neighbourhoods of single-detached family homes

- o more protection for heritage homes, character defining streets and mature trees

- o criteria to maintain current lot coverage, lot width, height and setback requirements.

Thank you for your consideration of our suggestions.

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First name (required)	Ian
Last name (required)	Bryden
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Public Hearing Item: Council Meeting - Guidebook for Great Communities
Date of meeting	Mar 22, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I support the amendments proposed by the Elbow Park Residents Association.



Public Submission

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First name (required) Elizabeth

Last name (required) McDermid

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

Public hearing item (required - max 75 characters) Re: Opposition to The Guidebook for Great Communities

Date of meeting Mar 22, 2021

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

Dear Mayor Nenshi and City Councillors,
I am writing this letter to express my opposition to the Guidebook for Great Communities as written. As a resident of Elbow Park for the past 17 years, I have a strong and deep relationship with the neighbourhood.
My husband and I chose to live in Elbow Park for a number of reasons including the wonderful community members themselves, its beautiful character homes that represent one of Calgary's oldest neighbourhoods, the wide streets and boulevards, and the mature trees, parks and greenspaces. Our own home is over 100 years old. We cherish its charm and we work hard to maintain it as a part of Calgary's history. All of these reasons make Elbow Park a unique and very special place. We often have people from outside the neighbourhood walking through to enjoy its beauty. There are few neighbourhoods like this in the city.
The people who live on our street have changed over the 17 years we have lived here. We have a diverse group of people from young families with babies, to seniors who have lived on our street for decades. We regularly interact on the street and our surrounding streets with our neighbors. Our neighbourhood is thriving!
My husband and I are deeply concerned that the current version of the Guidebook will negatively affect all of these things that make Elbow Park such a special community. One of our biggest concerns is the drive to increase density. The very nature of Elbow Park, and everything we love about it, would be significantly altered if single-detached homes are replaced by multi-unit dwellings.

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Public Submission

City Clerk's Office

characters)

This raises additional questions. The risk of flooding exists in our neighborhood. Why would density be increased in a flood zone? Further, the infrastructure in Elbow Park is old and causes sewage to leak to the Elbow River. Would not an increase in the density in Elbow Park exacerbate this problem?

We ask for the following amendments:

Please add:

a housing category to preserve neighbourhoods of single-detached family homes more protection for heritage homes, character defining streets and mature trees criteria to maintain current lot coverage, lot width, height and setback requirements. I truly ask that you will not pass the Guidebook for Great Communities until additional changes are made to preserve the historic neighborhood of Elbow Park.

Thank you for your consideration.

Sincerely,

Elizabeth McDermid
3617 7th Street SW
Calgary, AB T2T 2Y2
403-875-6249
mcdermid.elizabeth@gmail.c

Palaschuk, Jordan

From: Dave Leslie <chi_google_admin@calgaryheritage.org>
Sent: Thursday, March 04, 2021 3:33 PM
To: Public Submissions
Subject: [EXT] The Guidebook for Great Communities - Heritage Policies - March 22 Meeting

Dear City Council,

My vision for growth in Calgary is a variety of housing types in different locations of the city. Small-scale historic areas add to the vibrancy and liveability of a more compact City.

The size and massing of a building that is substantially larger than smaller homes beside it creates issues of privacy, overlooking and loss of sunlight. Trees and landscaping have to be removed to accommodate the additional massing has negative impacts on the visual harmony of the streetscape. A solution for increasing population in historic areas is to add "hidden density" in the form of secondary suites, laneway housing, and dividing homes into apartments.

New heritage policies in The Guidebook for Great Communities ('The Guidebook') will be considered by Council on March 22nd 2021. We ask that you direct Administration to amend the following policies that appear in the Guidebook and the North Hill Communities local area plan:

- Limitations of lot coverage, height and setbacks (front and side) for heritage areas eligible for Layer 2 heritage conservation area policies;
- Heritage districting. Please modify the wording that allows higher density "near or adjacent to main streets," by adding "except if the main street is a heritage main street and/or where residential heritage area guidelines apply." This would protect the integrity of potential heritage districts that have both residential and commercial assets.

Furthermore:

- The program for direct control districts in heritage areas (rollout 2021-2023) should also be modified to include limits to lot coverage, height and setbacks (front and side).

Experience shows that upzoning land parcels with heritage assets leads to the "tear down" of heritage. The streetscape of a historic neighbourhood that combines infills covering 60% of the lot with historic properties that have 20%-30% lot coverage is not appropriate in older communities and will deter owners from designating their homes.

Thank you for considering my recommendations to modify the policies in the Guidebook and the North Hill plan to support the retention of heritage in our historic communities.

I believe that the areas with Heritage significance should be revered and encouraged particularly where a majority of residents are on board. The Guidebook needs to be re-written to promote the retention of Heritage properties rather than emphasizing densification.

Sincerely, Dave Leslie

-- Dave Leslie
david.leslie.calico@gmail.com
3037 7th St SW Calgary T2T 2X6



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) Adam

Last name (required) Styles

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)

I received an email update for Ward 11, and was mortified (but not surprised) at the stance Councillor Jeremy Farkas has taken. I've attached a screen shot of the email for reference, but here was my response to his views that we shouldn't try to make Calgary more walkable, and that we shouldn't try to diversify single-family house neighbourhoods so they have more density and more options for the average person.

"I need to respond to this email, because I simply couldn't disagree more. The fact that neighbourhoods previously only zoned for single-family homes will now have the ability to be more diverse is a good thing. Suburbs of single-family homes are unable to pay for their own infrastructure already, because the population density is so low. That means that taxes from more dense, urban neighbourhoods are redirected to these single-family house suburbs. If they were more diverse, this wouldn't be an issue.

Moving Calgary in the direction of being more walkable, with less reliance on cars has so many benefits. Less cars on the roads means less pollution, average people would be able to save money if cars weren't necessary to get to work, and traffic would decrease for people still driving.

ISC:

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Unrestricted

Mar 5, 2021

23

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




Public Submission

City Clerk's Office

Honestly, the comment about how bringing "more density" to suburbs will "destroy the character" of these neighbourhoods is classist at best, and racist at worst. I am ashamed that my representative would hold this belief.

I'm aware that these emails will likely fall on deaf ears, but I could not stand for the vilification of plans that are necessary for Calgary's sustainable future."

 adam styles
To  Councillor Jeromy Farkas

 Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Hello,
I need to respond to this email, because I simply couldn’t disagree more.
The fact that neighbourhoods previously only zoned for single-family homes will now have the ability to be more diverse **is a good thing**.
Suburbs of single-family homes are unable to pay for their own infrastructure already, because the population density is so low.
That means that taxes from more dense, urban neighbourhoods are redirected to these single-family house suburbs.
If they were more diverse, this wouldn’t be an issue.

Moving Calgary in the direction of being more walkable, with less reliance on cars has so many benefits.
Less cars on the roads means less pollution, average people would be able to save money if cars weren’t necessary to get to work, and traffic would decrease for people still driving.

Honestly, the comment about how bringing “more density” to suburbs will “destroy the character” of these neighbourhoods is classist at best, and racist at worst.
I am ashamed that my representative would hold this belief.

I’m aware that these emails will likely fall on deaf ears, but I could not stand for the vilification of plans that are necessary for Calgary’s sustainable future.
I’ve also submitted these comments via the link below.

Thank you

Adam Styles
403-999-9827

From: ward11@calgary.cp20.com <ward11@calgary.cp20.com> On Behalf Of Councillor Jeromy Farkas, Ward 11
Sent: Friday, March 05, 2021 12:49 PM
To: Adam Styles <adamstyles@live.ca>
Subject: Time to speak up

Trouble viewing this email? [Read it online](#)

Time to speak up

Special Issue03/05/2021

Guidebook coming: be heard

“For the past ten years, City Council has behaved like an out-of-control bulldozer. You either agree with it, or you get out of its way. The bulldozer always wins.”

Nearly five hours into citizen presentations at a recent planning committee meeting, one caller says what most on the line are thinking.

How did we get here? Quietly.

Through the pandemic, City Hall has been working to fundamentally, and some say radically, change its approach to development in established neighbourhoods.

Dubbed the *Guidebook for Great Communities*, this document provides a new vision for how and where the city should grow, and will help shape area plans with the legal weight to “reform” existing neighbourhoods.

What, exactly, is that new vision?

The Guidebook seeks to punish motorists and heavily tilt the scales in favour of walking and biking as year-round, primary transportation. New policies to discourage “vehicle-oriented uses,” and “adjust” (read: increase) parking prices are just not practical or affordable for most Calgarians.

Gas bars, drive-throughs, or mechanics would no longer be allowed in neighbourhood commercial zones, or near the train and bus network. Existing businesses, like the McDonald’s drive-through on 17th Avenue SW, or the Co-op gas bar in Brentwood would be allowed to stay, but future developments would become much more difficult, if not impossible.

Why should Calgarians care? We can’t afford not to.

Purchasing a home is the largest investment that most families will ever make in their lives. More than money, Calgarians spend considerable time and energy to research the neighbourhood they wish to live in, and weigh trade-offs such as transportation, schools, amenities, and quality of life. We make these decisions, and sacrifices, based on the plans in place.

Council’s focus should be on providing certainty and predictability for residents, rather than undermining them.

The Guidebook allows no provision for exclusively single-family home neighbourhoods, and broadly pushes more density to areas that are currently considered “R1.” By endorsing a high-density vision for how all Calgarians should live, Council will effectively remove choice and destroy the character of dozens of neighbourhoods around the city.

To be clear, Guidebook does not determine what gets developed and does not re-zone properties; however, it calls for a much looser definition of “low density,” including development that is not allowed by today’s rules.

Once the Guidebook is approved, planners will use this new definition to decide what gets approval to Council for rezoning. This will almost certainly lead to an influx of applications for duplex, row housing and multi-family housing in areas that do not currently allow it, nor have the infrastructure to accommodate it.

Calgary’s economic success hinges on an affordable and diverse housing market. To attract and retain talent, true choice in districts is paramount - whether that be multi-generational living, down-sizing options for seniors, a bustling downtown for urban professionals, or a quiet single family neighbourhood for a young family to grow.

Thank you to the Coalition of Calgary Communities for their countless hours of volunteer time to review and provide feedback on the Guidebook.

In advance of the March 22, 2021 public hearing, I will be pushing for common-sense amendments that will allow growth to enhance, rather than erode, our quality of life, economic advantage, and heritage.

Your voice matters. I want to know what you think and I want you to speak to the rest of council at the March 22 public hearing.

Click [HERE](#) to register for the public hearing.

Click [HERE](#) to review the Guidebook.

Reach out to me on this or anything else that I can help you with.

-Jeromy

25



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)	Michael
Last name (required)	Desilets
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Absence of a clear definition in the guidebook for Single FAMILY Housing
Date of meeting	Mar 22, 2021

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

I was appalled by the lack of specific reference in the planning guide which allows no provision for exclusively single-family home neighbourhoods, and broadly pushes more density to areas that are currently considered "R1." By endorsing a high-density vision for how all Calgarians should live, Council will effectively remove choice and destroy the character of dozens of neighborhoods around the city. My concern is that this Statutory Policy document has been developed without full consultation with Calgarians and also fails to fully consider the full spectrum of climate that Calgary has. In that I mean where cycling, walking and public transport is not an acceptable year round alternative for all people and where private vehicles despite the ideological fantasies of the Mayor are still more efficient and respect individual mobility. This Guidebook appears to present a collectivist ideological view of urban planning inconsistent with the current demographics of the City leading me to believe that once again the current Mayor and Council's Planning committee are forcing their vision and wishes upon their constituents much in same arrogant manner they pushed reduced speed limits in residential areas upon Calgarians because as in one Councillor's view "the issues were too complex for the average citizen ... to absorb in our thick skulls (my words after the ellipsis). If this hearing is an opportunity to vote on this Statutory plan then I would ask council to reconsider the blatant omission of exclusive single family housing planning zones in this document before approving it. Thank you.

ISC:

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Unrestricted

Mar 5, 2021

26

5:03:23 PM

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)	Cam
Last name (required)	Kernahan
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	Mar 22, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please consider the attached letter my opposition to the Guidebook for Great Communities. I believe this Guidebook would actually have a very detrimental affect on many of Calgary communities, many of which are already "great" because of their current look and feel.

517 34 Avenue S.W.
Calgary, Alberta, T2S0T2
Cell: 403-614-5181
Email: ckernahan@shaw.ca

March 5, 2021

Re: **Opposition to the Guidebook for Great Communities**

Dear Mayor Nenshi and City Councillors,

I have been a resident of Elbow park for over 30 years. I remember looking at many communities as we searched for a suitable family home, deciding to purchase in Elbow Park as it had a unique community appeal. Not only were there many heritage homes, but the streets and natural treescape lend themselves to a wonderful neighbourhood to raise a family. In fact, realtors have commented that the street we live on is a very sought-after location as one of the most beautiful and friendly streets in the City. We already have many small lots compared to other communities, with single-family homes that have catered to a wonderful community to raise a family and even “age in place” for many of our neighbours. The boulevards and mature canopy of trees has created a great space for families to interact and for children to play. It is also interesting to note that throughout the current pandemic there has been sufficient space, in single family homes, for families to work and play from home. I expect there will be a continued demand for the more family space single family dwelling provide, even in the emerging “new normal”.

I am writing this letter to express my grave concerns and to strongly object to the proposed Guidebook for Great Communities. I believe this Guidebook will have a very negative affect on our community. The Guidebook provides no protection for single family homes which, as noted above, have been the hallmark of our community. In addition, it doesn’t protect heritage homes, character defining streets or the mature trees which make our community the special place it is today. In addition, there is no allowance to maintain current lot coverage, lot width, height or setback restrictions which become very important to maintain the look and feel of the community, especially in light of our smaller lots and already high density of single-family homes. An even higher density, with multifamily dwellings, would only aggravate the current pressure on infrastructure (including on-street parking) and significantly impact what has made our community the great place it is today.

I look forward to expressing my views at the upcoming council meeting on March 22nd and to how the Guidebook can be modified to better protect our current unique and vibrant Calgary communities.

Best regards,



Cam Kernahan

**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)	John
Last name (required)	Carleton
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Guidebook for Communities
Date of meeting	Mar 21, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	With the overwhelming feedback from residents in the Mount Royal and Elbow Park communities, provided to Council through consultation, being that existing rules should be maintained and the changes in the Guidebook not imposed, will Council nonetheless force through the changes notwithstanding the residents views?



Public Submission

City Clerk's Office

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First name (required) Jason

Last name (required) New

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)

The Guidebook for Great Communities is reducing the influence of local neighborhoods by introducing broader area plans.

We do not need a "father knows best" approach from the City. We need the opinion of those in the communities most affected to matter.

The approval of land use changes for residential neighborhoods should have informed consent from the neighborhood. This guidebook does not enable that, it circumvents it.

Who actually wants this other than City planners?

**Public Submission**

City Clerk's Office

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First name (required) Jacqueline

Last name (required) Probe

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

Public hearing item (required - max 75 characters) March 22 Council meeting.

Date of meeting Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters) Re: Guidebook regarding land use in amount Royal. These proposed changes impact our MRC, our daily lives and our property values. We need to more time to better understand the impacts of the Guidebook or supporting amendments that protect our heritage, single family home community.

**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)	Adine
Last name (required)	Whitfield
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)	I support the position of the Mount Royal Community Association (MRCA).

**Public Submission**

City Clerk's Office

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First name (required) Ursula

Last name (required) van Zweeden

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

Public hearing item (required - max 75 characters) will isolate individuals morebecome gated community

Date of meeting

Comments - please refrain from providing personal information in this field (maximum 2500 characters) plan appears to control and isolate individuals

**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) Laura Lee

Last name (required) Shelley

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

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

Date of meeting Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters) As a home owner in Elbow Park I feel we should be able to continue to maintain the community as it was when we made the decision to pay a higher value for our home than other areas in the city. My opinion is if the city is allowed to make these changes the character and value of my neighborhood will decrease. How is this fair?

Public Submission

City Clerk's Office

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First name (required)	Denise
Last name (required)	Ross
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	Denise Ross
Date of meeting	Mar 22, 2021

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

I oppose the adoption of the Guidebook in its current form unless amendments are implemented which will rectify the significant problems contained in the Guidebook. I am asking you to do so because:

- Consultation - There has not been sufficient or meaningful public consultation with directly affected citizens concerning the nature and impact of the Guidebook;
- Strategic Protection -The Guidebook is too vague and does not provide an "urban form" for single-detached homes, which is necessary to protect single-family neighbourhoods, especially those that fulfil an increasingly critical role to preserve historic, heritage buildings and to sustain the mature urban forest;
- Loss of an Effective Local Voice for Planning - The Guidebook virtually eliminates existing Community Development Plans and diminishes local representation in critical neighbourhood planning decisions;
- We have the Time to do this Right –Calgary is in a comparable period of pause. There is no compelling reason to rush the Guidebook through approval. We have the time to conduct proper consultation and move forward with a trusted and improved plan. I agree that there are many elements of the Guidebook that are positive and progressive and

ISC:

1/2

Unrestricted

Mar 7, 2021

35

12:49:20 PM

Public Submission

City Clerk's Office

should be implemented. However, until several serious concerns have been addressed, the Guidebook should not be approved. It needs more consultation and active consideration of amendments.

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) Patricia

Last name (required) McCunn-Miller

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

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

Date of meeting Mar 22, 2021

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

I am writing to request that Evan Wooley (my Ward 8 representative), the Mayor and other city councillors oppose the adoption of the Guidebook in its current form or implement amendments that will rectify the significant problems contained in the Guidebook. I am asking you to do so because:

Consultation - There has not been sufficient or meaningful public consultation with directly affected citizens concerning the nature and impact of the Guidebook, Strategic Protection -The Guidebook is too vague and does not provide an "urban form" for single-detached homes, which is necessary to protect single-family neighbourhoods, especially those that fulfil an increasingly critical role to preserve historic, heritage neighbourhoods and buildings and to sustain the mature urban forest, Loss of an Effective Local Community Voice for Planning - The Guidebook virtually eliminates existing Community Development Plans and diminishes local representation in critical neighbourhood planning decisions,

We have the Time to do this Right –Calgary is in a comparable period of pause due to both the economic downturn and the pandemic. There is no compelling reason to rush the Guidebook through approval. We have the time to conduct proper consultation and move forward with a trusted and improved plan.

I agree that there are many elements of the Guidebook that are positive and progressive and should be implemented. However, until several serious concerns have been addressed, the Guidebook should not be approved. It needs more consultation and

ISC:

1/2

Unrestricted

Mar 7, 2021

37

3:22:00 PM



Public Submission

City Clerk's Office

active consideration of amendments.

Patricia McCunn- Miller
1950 13th. Street S.W.
Calgary, Alberta, T2T 3P6

March 7, 2021

Councillor Evan Woolley (Calgary Ward 8), the Mayor and all City Councillors

Re: Opposition to the Guidebook for Great Communities in its present form

Via Email to ward08@calgary.ca and caward8@calgary.ca themayor@calgary.ca,
councillorsweb@calgary.ca, cityclerk@calgary.ca

Dear Mayor and Councillors:

Re: Guidebook for Great Communities

I am writing to request that Evan Wooley (my Ward 8 representative), the Mayor and other city councillors oppose the adoption of the Guidebook in its current form or implement amendments that will rectify the significant problems contained in the Guidebook. I am asking you to do so because:

Consultation - There has not been sufficient or meaningful public consultation with directly affected citizens concerning the nature and impact of the Guidebook,

Strategic Protection -The Guidebook is too vague and does not provide an "urban form" for single-detached homes, which is necessary to protect single-family neighbourhoods, especially those that fulfil an increasingly critical role to preserve historic, heritage neighbourhoods and buildings and to sustain the mature urban forest,

Loss of an Effective Local Community Voice for Planning - The Guidebook virtually eliminates existing Community Development Plans and diminishes local representation in critical neighbourhood planning decisions,

We have the Time to do this Right –Calgary is in a comparable period of pause due to both the economic downturn and the pandemic. There is no compelling reason to rush the Guidebook through approval. We have the time to conduct proper consultation and move forward with a trusted and improved plan.

I agree that there are many elements of the Guidebook that are positive and progressive and should be implemented. However, until several serious concerns have been addressed, the Guidebook should not be approved. It needs more consultation and active consideration of amendments. As a citizen of Calgary, I want the real opportunity to be informed about community development and to become engaged in shaping the future of our communities.

I do not want municipal government and planners to exert a “super voice” over citizens - deciding what they think is best and imposing those perspectives through the Guidebook, without having meaningfully engaged with the residents who live in those communities. These changes impact every aspect of our daily lives and our homes and we should be at the table.

Consultation

The Guidebook represents a monumental change to planning and development in the City and will have huge impacts on existing single-family home communities. If approved by City Council on March 22nd, without amendments, the Guidebook will, among other things, permit the addition of multi-residential buildings, row housing, and duplexes in neighbourhoods currently consisting of single-family detached housing. The existing lot coverage ratios, height, setbacks, and parking requirements for those neighbourhoods will effectively be eliminated. The permitted lot coverage will be increased significantly with the result that much of the heritage properties, urban forest and the presence of unobstructed sunlight that makes these neighbourhoods unique will be lost.

The Guidebook represents powerful and transformative regulation. It is placed at the highest level of the city’s planning hierarchy, meaning that if a discrepancy exists between a Local Area Plan and the Guidebook, the Guidebook will prevail. This pre-emptory position will most likely be crystallized by implementing the upcoming Land-Use Bylaw because, once the Guidebook is passed, it makes no sense for the City to adopt a Land-Use Bylaw that is inconsistent with the Guidebook.

Despite the power and significant impact of the Guidebook, there has not been meaningful consultation with the citizens directly impacted by the proposed statutory change. My neighbours were not aware of the Guidebook and its implications until I spoke with them, and I only found out about the changes by chance. I have been trying to connect with neighbours to bring these changes to their attention. The City sends me flyers every month in my Enmax bill detailing how to clear ice from storm drains, how to use 311, and what I can safely re-cycle in my blue bin. However, to my knowledge, the City has never included a flyer to inform me about this monumental and far-reaching legislation that will affect me directly.

Concern over the lack of consultation on the Guidebook is widespread, as evidenced by many of the comments expressed during recent Town Hall meetings held by both the Elbow Park and Mount Royal community associations. However, if you search for the words "consultation" or "consult" in the Guidebook itself, there are no occurrences of either word and no indication of any consultation regarding the Guidebook. The evident lack of consultation maybe because the City actively avoids engagement on the Guidebook with its citizens. It is reported (<https://www.sprawlcalgary.com/a-new-plan-to-counter-sprawl>) that concerning public consultation involving the Guidebook, Lisa Kahn, identified as the City's coordinator for the legislation and land-use bylaw team, stated:

“We haven't [done public engagement] because we want to do this differently, because that type of engagement hasn't been working in the past to actually get us to the outcomes we want,”

The City Planning group seems to view itself as the only important voice in future city development and views citizen consultation as an irritant because it won't get planners "the outcomes they want". Just because you 'don't get the outcomes that you want' is not a valid reason to avoid public education, discussion and the consideration of local feedback. It is critical to undertake full public consultation before the City enacts such a critical statutory document. Public consultation engages citizens, and it will be useful to rebuild the trust that has been lost due to the lack of transparency in this process. An actual direct public consultation will serve to share critical information, solicit constructive feedback to enable improvement, and help promote a more informed decision regarding both the positive and concerning elements of the Guidebook. The community speaks, and the municipality comes away with a clearer sense of public priorities and a preferred path forward. In the past, Councillor Wooley stated that the public needs to be consulted and heard:

“ he is convinced more every day that Calgary works best when all Calgarians have their voices heard.” <https://www.calgary.ca/citycouncil/ward-8/ward-8-bio.html>

The Guidebook is too essential to be passed as a stealth decree under cover of COVID without thorough public discussion. If each of you agree that a valid and publicly endorsed Guidebook is essential, please demonstrate that view by voting to defer the Guidebook's adoption to allow for a public consultation process that includes integrity, transparency, commitment, accessibility, and inclusivity.

Strategic Protection

Existing low-density neighbourhoods offer advantages, including quiet streets, reduced traffic, supportive green space and moderate scale dwellings for the enjoyment of residents and visitors alike. These values are not sufficiently recognized or protected in the Guidebook. As currently written, the historic single-family nature of these neighbourhood, as well as their mature landscapes, will be compromised by the Guidebook.

The Guidebook will seriously erode the local and universal benefits associated with lower density residential neighbourhoods. The Guidebook promotes low-density residential development by blending R-1, R-2 and R-CG zoning into one residential district called "Neighbourhood Local". Under the Guidebook, multi-residential buildings are a housing form that is permitted to be built next to existing single detached homes. The Guidebook supports the addition of multi-family buildings but, more specifically, changes the existing rules for density, height, setbacks, lot sizes and lot coverage in single-family home neighbourhoods. The Guidebook facilitates the introduction of multi-unit dwellings with increased lot coverage in single-family communities. The result will be the loss of green space and the removal of mature trees.

Development pressures are eroding the homes and streetscapes of Calgary's historic inner-city neighbourhoods. We need to add density appropriately in ways that consider our heritage, green spaces, and urban trees and preserve those neighbourhoods' particular and unique aspects. Although the Guidebook's stated goal is to locate more intense development near transportation and commercial centres, the Guidebook does not prevent developers from

building permitted multi-residential buildings throughout residential neighbourhoods. This is an issue that can and should be easily amended in the Guidebook.

There are other options to encourage beneficial urban density before we actively promote it in single-family residential neighbourhoods. The downtown core should be a focus for support and improvement. The City's demographic information for the Guidebook is mostly circa 2015. Since that time, Calgary has experienced a significant economic downturn in the energy sector and the Covid-19 pandemic – factors that are not considered in the Guidebook. The downtown vacancy rates have hit 12 million square feet. City lots and brownfield locations can easily provide for increased density for decades to come impinging on established inner-city neighbourhoods. Let's concentrate densification in the core and beltline that benefits from existing and planned transportation corridors and preserve the urban green space in those communities on the perimeter.

During the height of the Covid-19 lockdown last summer, I noticed many people who walked by my house daily. Some told me that they lived in condos and apartments in the Beltline but liked to walk or run through my neighbourhood because car and bike traffic was less and therefore safer, the sidewalks were less crowded, and the green space, trees and birds were calming. Access to local downtown green space is an essential part of what is at risk for all Calgarians. Therefore, we need to pause to ensure that strategic protection is guaranteed to adequately recognize and reasonably shield irreplaceable areas and the beneficial aspects of current single-family communities.

Loss of Local Planning Input

The new Local Area Plans (LAP) establishes only one plan for multiple communities (7 to 16 communities). The LAP will replace our existing community-based area development plans designed to reflect the unique aspects of many inner-city communities. The community plans expressly consider heritage, character, streetscapes, and green spaces and inform future local development guidelines. The LAP dilutes the local input of individual communities, does not provide policies to protect "community character", and erodes the ability to object to inappropriate increased density and massing. The Mount Royal ADP conducted in the late 1990s was a deep community consultation with many hundreds of interviews and consultation. The proposed LAP is so diffuse that it will amount to a check off the box exercise on the way to cookie cutter communities.

My neighbourhood, which has a unique character and historic dwellings tied to the very beginning of Calgary's history, will no longer have a meaningful voice. As a part of the proposed West Elbow Local Area Plan, it will be lumped in with 15 other communities, city planners, developers, builders and business owners. Its unique concerns will be lost, ignored or drowned out. This is a genuine and critical concern for the oldest inner-city neighbourhoods like mine. If passed, I understand that the Guidebook will be in operation before the City's updated heritage policies and the Established Areas Growth and Change Strategy are in place. For many inner-city neighbourhoods permitting increased density development under the Guidebook before having in place thoughtful heritage protection will lead to the loss and destruction of irreplaceable buildings, trees, green space and streetscapes.

The loss of community input due to the proposed composition of the LAP and the incorporation of heritage protection needs to be addressed before the Guidebook is implemented.

We Have the Time to Do This Right

Calgary is experiencing a unique pause right now, impacted financially by years of hardship in the energy sector and held virtually immobile by the social, commercial and cultural interruptions forced upon us by the Covid-19 pandemic. Instead of using the cover of the pandemic as an excuse for insufficient public discussion and consultation to enact these far-reaching planning changes, we need to use this pause to undertake a meaningful and thorough review of the Guidebook with real public consultation. There are no compelling reasons to rush this through the Council immediately. The City, the inner-city communities and Calgary citizens will all benefit from increased efforts at building trust, overcoming identified problems, identifying the Guidebook's opportunities and providing greater certainty as a result of the enhanced bi-lateral discussion.

There is an opportunity to bring about positive change through the Guidebook but only after real and meaningful public consultation to identify valid local concerns and add needed protections to the Guidebook. Up until now, it appears that the City Planning department has dominated the preparation of the Guidebook without any meaningful citizen input leading at least one news article to observe that:

“To most citizens, the 147-page document might come across like a dictionary of planning jargon.” (<https://www.cbc.ca/news/canada/calgary/city-council-planning-guidebook-1.5484600>)

We have the time and the ability to facilitate a useful and transparent discussion in order to reach an accommodation that restores trust in the process. As a resident of an inner-city community, I ask for your assistance to pause the current process and enter into a renewed discussion.

I look forward to hearing from you.

Yours truly,

Patricia McCunn-Miller

**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) Lorna

Last name (required) Fraser

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)

I am a resident of Elbow Park and would like to comment on the proposed Guidebook that will radically change the City's approach to development in our inner city. I am not opposed to measured and tightly controlled changes to my community's R1 status. Change is inevitable and can be exciting, but the proposed Guidebook would easily result in devastating loss of our streetscapes and property values; in fact the Guidebook seems to encourage such development. If the City is determined to revoke the R1 status of inner city communities, please do in consultation with each community and ensure strict limits to the changes being forced on these neighbourhoods.

**Public Submission**

City Clerk's Office

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First name (required)	David
Last name (required)	Newby
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)	See attached.

March 3rd, 2021

3806 5 Street SW
Calgary
Alberta T2S 2C8

Mayor Nenshi and Calgary City Councillors,

My strong Opposition to the Guidebook for Great Communities

I have been a resident of Elbow Park since 2006 and it was then, and has remained, an incredibly welcoming community. It is a vibrant, active neighbourhood with well-maintained properties, many of which are well over 100 years old and has a unique character that reflects its distinctive position in Calgary's history. That uniqueness, that beauty, that connection with the past, is under threat from the Guidebook, a blunt instrument of a document that is being applied crudely across all communities without reference to their existing state. And with very limited community input.

While there are many aspects of the guidebook as written, along with the commentary of the City planners during recent webinars, that I find disagreeable, I submit the following two primary concerns for your consideration.

No Rationale for Executing the Guidebook as Drafted in Elbow Park

I refer back to the foundational document preceding the Guidebook, being the City's own Municipal Development Plan (MDP). Specifically as it relates to inner city redevelopment, the MDP states the following:

"Neighbourhoods that accommodate a broad range of housing types can be less vulnerable to the consequences of community life cycling (e.g. population gain, peaking, population decline, levelling off). A population base that is relatively stable over the long term helps to ensure that community facilities (e.g., schools, retail and recreational facilities, community associations, public services (e.g., personal and community services, medical services) and businesses are maintained and fully utilized. A limited range of housing choices can result in some residents leaving their community if their housing needs can no longer be met. Given Calgary's projected demographic changes, this becomes increasingly likely as people age or household composition changes and residents are no longer able, or wish to maintain a single-detached home. Existing communities that have the capability to add new housing units and compensate for declining populations tend to retain or regain their vitality, as evidenced in Calgary's inner-city communities. As well, new communities that are planned and built from the outset to include a wider variety of housing choices may avoid future population swings and ensure long-term stability."

While this paragraph may justify a wholesale redevelopment plan for a decaying inner city community, it in no way reflects the current state of the Elbow Park community (and likely many other similar communities). Indeed, one could argue it's as far from our reality as you can possibly get. We have not seen the community suffer from economic life cycling in spite of the ebbs and flows of commodity prices that have underpinned our economy for over 100 years; we have not seen peaks and troughs in our resident population; properties remain in high demand and we don't see swathes of empty residences during economic hard times; our schools have remained full (some currently over-subscribed); nearby businesses have thrived; early generations of residents have not simply abandoned their post and left behind an urban wasteland; indeed our community has consistently renewed itself over decades with many young families now resident in the well maintained, century-old properties that underpin the charm of our neighbourhood. In short, the rationale for infusion of different styles of housing, as outlined in the MDP, is simply unsupportable as it relates to Elbow Park.

To take sweeping generalities that I see in both the MDP and Guidebook and execute them without insightful analysis and intelligent thought applied to specific communities will result in the erosion of any uniqueness that communities currently have and the evolution of neighbourhoods that will all look and feel the same over the long term.

The solution is to allow existing neighbourhoods to retain their current profile if they choose. As a result, I strongly advocate for an additional Urban Form, allowing for a community of single, detached dwellings,

so that current R-C1 communities can continue to exist without unnecessary and unjustified transformation if they so choose.

Absence of Meaningful Community Influence in Local Area Plan Process

The City's position is that Local Area Plans provide communities with the scope to determine their own futures within the framework of the city's densification and intensification objectives. Consistent with this philosophy, our local area, comprising 16 community associations, should have the authority to consider where the required intensification and densification will occur

In reality, although the City exalt the values of community involvement at the local area level, as well as the benefits of having a broader geography over which to "paint" a complete community, City planners then proceed to set tight design parameters for individual streets and neighbourhoods within the local area, such that any influence the community has is very limited.

What would constitute exceptional community engagement would be to set local area densification and intensification targets, reflecting where they are now and where they need to be as a single community in 10 or 20 years, and then allow local areas full autonomy to determine how and where to meet those targets. That way, the community is fully engaged in determining how they can best contribute to the city's objectives while also being close enough to individual neighbourhoods to consider their requirements and desires much more effectively than planners who don't live there.

To recap, I would welcome the following changes to the Guidebook:

- A category of Urban Form for single detached dwelling communities, mirroring the existing R-C1 designation
- and
- A confirmation that local areas can, without restriction, fully determine their future within the context of helping the City achieve its growth objectives. That means allowing local areas to determine how they can best meet the city's densification and intensification targets.

I'll make one final observation. We seem to be living in a world today that has little regard for history, where a single negative in a person's, organization's or community's history can outweigh the enormous weight of positives, with an outcome of being "cancelled" warmly received by some. I cannot subscribe to this focus on minimal negatives instead of overwhelming positives. Translating that to Elbow Park and the Guidebook, it seems that the dissatisfaction within Council and the City Planning community with the inefficient use of land close to the city centre has been determined to be enough of a reason for "cancelling" over 100 years of history and city heritage. Once it has been bulldozed, we've lost the community as it has existed for over a century, and we've lost it forever. Do this Council really want that to be their legacy?

Thank you for your consideration of my thoughts and suggestions.

Sincerely,

David S Newby

**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) Tom

Last name (required) Spenceley

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

Public hearing item (required - max 75 characters) City employees paying more attention to developers than to the electorate.

Date of meeting

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

I would like to speak but the last time we went through this exercise - the SW BRT City Council went to great lengths to deter this. Having us wait around all day for something that was supposed to be starting at 10:00 was a clear indication of what they thought of the public's input. Perhaps time would be better spent coordinating the stop lights in this city rather than secretly try and push through another hair brained scheme like this one.

Palaschuk, Jordan

From: Glen Lewis <chi_google_admin@calgaryheritage.org>
Sent: Saturday, March 06, 2021 8:14 PM
To: Public Submissions
Subject: [EXT] The Guidebook for Great Communities - Heritage Policies - March 22 Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: FOIP email sent

Dear City Council,

My vision for growth in Calgary is a variety of housing types in different locations of the city. Small-scale historic areas add to the vibrancy and liveability of a more compact City.

The size and massing of a building that is substantially larger than smaller homes beside it creates issues of privacy, overlooking and loss of sunlight. Trees and landscaping have to be removed to accommodate the additional massing has negative impacts on the visual harmony of the streetscape. A solution for increasing population in historic areas is to add "hidden density" in the form of secondary suites, laneway housing, and dividing homes into apartments.

New heritage policies in The Guidebook for Great Communities ('The Guidebook') will be considered by Council on March 22nd 2021. We ask that you direct Administration to amend the following policies that appear in the Guidebook and the North Hill Communities local area plan:

- Limitations of lot coverage, height and setbacks (front and side) for heritage areas eligible for Layer 2 heritage conservation area policies;
- Heritage districting. Please modify the wording that allows higher density "near or adjacent to main streets," by adding "except if the main street is a heritage main street and/or where residential heritage area guidelines apply." This would protect the integrity of potential heritage districts that have both residential and commercial assets.

Furthermore:

- The program for direct control districts in heritage areas (rollout 2021-2023) should also be modified to include limits to lot coverage, height and setbacks (front and side).

Experience shows that upzoning land parcels with heritage assets leads to the "tear down" of heritage. The streetscape of a historic neighbourhood that combines infills covering 60% of the lot with historic properties that have 20%-30% lot coverage is not appropriate in older communities and will deter owners from designating their homes.

Thank you for considering my recommendations to modify the policies in the Guidebook and the North Hill plan to support the retention of heritage in our historic communities.

Sincerely, Glen Lewis

-- Glen Lewis
lewis757@yahoo.com
2214 8 St SE Calgary T2G3A2

Palaschuk, Jordan

From: Glen Kerr <chi_google_admin@calgaryheritage.org>
Sent: Monday, March 08, 2021 9:42 AM
To: Public Submissions
Subject: [EXT] The Guidebook for Great Communities - Residential Policies - March 22 Meeting

Dear City Council,

I appreciate good design and what it means for my neighbourhood. The effective coordination of land use planning, architecture, landscaping, and transportation are just some of the elements that enhance what I love about my neighbourhood. I worry that the Guidebook's lack of policies for residential design will result in new buildings that do not integrate well with existing development.

On 22 March 2021, at a Combined Meeting of Council, you will be asked to consider whether The Guidebook for Great Communities and The North Hills Communities Local Area Plan are ready to be made statutory. Currently, the North Hills Plan, the pilot multi-community plan using the Guidebook has NO policies to guide the design of residential infill development. The existing policies in the Area Redevelopment Plans for Winston Heights and Crescent Heights will be rescinded once this plan is approved. Please support a motion to make the following amendments **in bold**:

(1) The Guidebook for Great Communities – Chapter 1 Additions (page 24) Local area plans should be informed by community characteristics and attributes, including, but not limited to: i. neighbourhood structure; **ii. patterns of streetscape**

Patterns of streetscape can be addressed by including elements such as: setbacks of buildings; placement of garages; landscaping and/or mature trees; roof pitch; materials; porches and gables sidewalk width, etc.

(2) Before approving the North Hills Local Area Plan, additions must be made in accordance with Chapter 1 of The Guidebook - "Individual community characteristics and attributes":

- **Community demographics and trends; cultural and heritage assets; development constraints (infrastructure); parks and recreational facilities; including current capacity; significant view corridors.**
- **Patterns of streetscape; historic main streets; definition of discretionary guidelines for Layer 2 – Heritage Policies.**

Good design helps make Calgary a liveable place for Calgarians now and in the future. The Municipal Development Plan, section 2.3.2 supports respecting and enhancing neighbourhood character: "Attention must be paid to ensuring that appropriate local context is considered when planning for intensification and redevelopment."

The Guidebook and new multi-community plans should reflect what residents love about their communities. Please support the inclusion of policies to guide infill development in residential areas that consider patterns of streetscapes, architectural details, as well as natural features that create a recognizable sense of place.

Sincerely, Glen Kerr

-- Glen Kerr

kerr_glen@hotmail.com

6 major stewart lane se Calgary T2G 5R6

Palaschuk, Jordan

From: Glen Kerr <chi_google_admin@calgaryheritage.org>
Sent: Monday, March 08, 2021 9:44 AM
To: Public Submissions
Subject: [EXT] The Guidebook for Great Communities - Heritage Policies - March 22 Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: FOIP email sent

Dear City Council,

My vision for growth in Calgary is a variety of housing types in different locations of the city. Small-scale historic areas add to the vibrancy and liveability of a more compact City.

The size and massing of a building that is substantially larger than smaller homes beside it creates issues of privacy, overlooking and loss of sunlight. Trees and landscaping have to be removed to accommodate the additional massing has negative impacts on the visual harmony of the streetscape. A solution for increasing population in historic areas is to add "hidden density" in the form of secondary suites, laneway housing, and dividing homes into apartments.

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- Heritage districting. Please modify the wording that allows higher density "near or adjacent to main streets," by adding "except if the main street is a heritage main street and/or where residential heritage area guidelines apply." This would protect the integrity of potential heritage districts that have both residential and commercial assets.

Furthermore:

- The program for direct control districts in heritage areas (rollout 2021-2023) should also be modified to include limits to lot coverage, height and setbacks (front and side).

Experience shows that upzoning land parcels with heritage assets leads to the "tear down" of heritage. The streetscape of a historic neighbourhood that combines infills covering 60% of the lot with historic properties that have 20%-30% lot coverage is not appropriate in older communities and will deter owners from designating their homes.

Thank you for considering my recommendations to modify the policies in the Guidebook and the North Hill plan to support the retention of heritage in our historic communities.

Sincerely, Glen Kerr

-- Glen Kerr

kerr_glen@hotmail.com

6 Major Stewart Lane Se Calgary T2G 5R6



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)	Steve
Last name (required)	Bueckert
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Guidebook
Date of meeting	Mar 22, 2021

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

As a tax paying resident for decades in Calgary, I am astonished how this council ignores the general population on critical issues that affect everyone such as this future development guideline. I am NOT in favour of almost everything noted in this guideline as it is very vague and opens the door to many things that most people would not want. I would support cancelling this idea, but if council insists on this path, I propose a much more detailed document that explains the potential consequences of what this guideline could mean and put it to a referendum in the coming election.

Palaschuk, Jordan

From: Roberta Wallace <roberta.wallace.lanthier@gmail.com>
Sent: Sunday, March 07, 2021 10:56 AM
To: contact@calgaryheritage.org; Public Submissions
Subject: [EXT] March 22,2021 Combined Meeting of Council, Guidebook and North Hill LAP

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: FOIP email sent

To Whom It May Concern,

We support the suggestions and concerns of the Calgary Heritage initiative and Calgarians for Heritage Districts.

Sincerely,

Roberta Wallace
Dennis Lanthier
3615 Parkhill Street SW,
Calgary, Alberta
T2S 2Z5



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)	Keith
Last name (required)	Browning
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	March 22, 2021 - SPC on Planning and Urban Development's (PUD) recommendati
Date of meeting	Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>I am strongly opposed to the broad changes to zoning that the "Guidebook" will facilitate. This should be an election issue, instead of being pushed on Calgarians in the middle of a pandemic.</p>
	<p>I will be brief. Let me say, I am angry. My wife and I paid a huge premium to purchase a home in an R1 neighbourhood. We researched communities for years, with the one deal breaker that it had to be zoned R1. Who will pay for the the decrease in my home value if a developer builds a high rise beside me? This is completely unfair to the home owners who have paid more for a house in a low density neighbourhood.</p> <p>You say that there will be consultation with residents before zoning changes are made. That means nothing. I live in Meadowlark Park, and we have a developer who is just waiting for the Guidebook to pass so they can take our neighbourhood apart property by property. Who wins in this situation? Certainly not the homeowner, the developer always wins.</p> <p>Instead of undermining Calgary's neighbourhoods, City Council's focus should be on</p>

ISC:

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Unrestricted

Mar 8, 2021

57

3:08:01 PM

Public Submission

City Clerk's Office

providing certainty for residents.

So yes, I am angry.

This must be an election issue, it is much too important, and needs to be decided by the citizens of Calgary in the next election.

Thank you

From: [Shaun Hunter](#)
To: [Public Submissions](#)
Subject: [EXT] The Guidebook for Great Communities - Heritage Policies - March 22 Meeting
Date: Sunday, March 14, 2021 3:33:54 PM

Dear City Council,

As you consider the new heritage policies in The Guidebook for Great Communities, please support retaining the heritage of our historic communities. These small-scale historic areas add to the vibrancy and liveability of a more compact City.

Please add my voice to those who are asking you to direct city administration to amend the following policies that appear in the Guidebook and the North Hill Communities local area plan:

- Limitations of lot coverage, height and setbacks (front and side) for heritage areas eligible for Layer 2 heritage conservation area policies;
- Heritage districting. Please modify the wording that allows higher density "near or adjacent to main streets," by adding "except if the main street is a heritage main street and/or where residential heritage area guidelines apply." This would protect the integrity of potential heritage districts that have both residential and commercial assets.

Furthermore:

- The program for direct control districts in heritage areas (rollout 2021-2023) should also be modified to include limits to lot coverage, height and setbacks (front and side).

Thank you for considering my recommendations to modify the policies in the Guidebook and the North Hill plan to support the retention of heritage in our historic communities.

Sincerely, Shaun Hunter

-- Shaun Hunter
smhunter@telus.net
2327 Longridge Dr SW Calgary T3E5N7

**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) Scott

Last name (required) Miller

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

Public hearing item (required - max 75 characters) Opposition to the Guidebook for Great Communities in its current form

Date of meeting Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters) Please see my attached letter.

Scott R. Miller
1950 13th. Street S.W.
Calgary, Alberta, T2T 3P6

March 8, 2021

His Worship Mayor Nenshi and Calgary City Councillors.

Via Email to TheMayor@calgary.ca, cityclerk@calgary.ca, CouncillorWeb@calgary.ca

Dear Mayor Nenshi and Calgary City Councillors,

Re: Opposition to Guidebook for Great Communities ("Guidebook")

I recently raised my concerns regarding the Guidebook with my Councillor, Mr. Evan Woolley, but I have not yet heard back from him and therefore, as the March 22nd. date for consideration of this matter is fast approaching, it is important to share my concerns and opposition regarding the Guidebook with you directly. I am requesting an opportunity to speak at the March 22nd meeting and I am asking the Mayor and Council to undertake meaningful public consultation and oppose the adoption of the Guidebook in its current form, or to implement amendments that will rectify the significant problems contained in the Guidebook. I am asking you to do so because:

- **Consultation** - There has not been sufficient or meaningful public consultation with directly affected citizens concerning the nature and impact of the Guidebook;
- **Strategic Protection** -The Guidebook is too vague and does not provide an "urban form" for single-detached homes, which is necessary to protect single-family neighbourhoods, especially those that fulfil an increasingly critical role to preserve historic, heritage buildings and to sustain the mature urban forest;
- **Loss of an Effective Local Voice for Planning** - The Guidebook virtually eliminates existing Community Development Plans and diminishes local representation in critical neighbourhood planning decisions;
- **We have the Time to do this Right** – Calgary is in a comparable period of pause. There is no compelling reason to rush the Guidebook through approval. We have the time to conduct proper consultation and move forward with a trusted and improved plan.

I agree that there are many elements of the Guidebook that are positive and progressive and should be implemented. However, until several serious concerns have been addressed, the Guidebook should not be approved. It needs more consultation and active consideration of amendments.

Consultation

The Guidebook represents a monumental change to planning and development in the City and will have huge impacts on existing single-family home communities. If approved by City

Council on March 22nd, without amendments, the Guidebook will, among other things, permit the addition of multi-residential buildings, row housing, and duplexes in neighbourhoods currently consisting of single-family detached housing. The existing lot coverage ratios, height, setbacks, and parking requirements for those neighbourhoods will effectively be eliminated. The permitted lot coverage will be increased significantly with the result that much of the heritage properties, urban forest and the presence of unobstructed sunlight that makes these neighbourhoods unique will be lost.

The Guidebook represents powerful and transformative regulation. It is placed at the highest level of the city's planning hierarchy, meaning that if a discrepancy exists between a Local Area Plan and the Guidebook, the Guidebook will prevail. This preemptory position will most likely be crystallized by implementing the upcoming Land-Use Bylaw because, once the Guidebook is passed, it makes no sense for the City to adopt a Land-Use Bylaw that is inconsistent with the Guidebook.

Despite the power and significant impact of the Guidebook, there has not been meaningful consultation with the citizens of Calgary directly impacted by the proposed statutory change. My neighbours were not aware of the Guidebook and its implications until I spoke with them, and I only found out about the changes by chance. It is a concern that the City sends me flyers every month in my Enmax bill detailing how to clear ice from storm drains, how to use 311, and what I can safely re-cycle in my blue bin but, to my knowledge, the City has never included a flyer to inform me or my neighbours about this monumental and far-reaching legislation that will affect me directly. There has been no notice and no meaningful consultation and this needs to be rectified.

Concern over the lack of consultation on the Guidebook is widespread, as evidenced by many of the comments expressed during recent Town Hall meetings held by both the Elbow Park and Mount Royal community associations. However, if you search for the words "consultation" or "consult" in the Guidebook itself, there are no occurrences of either word and no indication of any consultation regarding the Guidebook. The evident lack of consultation maybe because the City actively avoids engagement on the Guidebook with its citizens. It is reported (<https://www.sprawlcalgary.com/a-new-plan-to-counter-sprawl>) that concerning public consultation involving the Guidebook, Lisa Kahn, identified as the City's coordinator for the legislation and land-use bylaw team, stated:

“We haven't [done public engagement] because we want to do this differently, because that type of engagement hasn't been working in the past to actually get us to the outcomes we want,”

Just because you ‘don’t get the outcomes that you want’ is not a valid reason to avoid public education, discussion and the consideration of local feedback. It is critical to undertake full public consultation before the City enacts such a critical statutory document. Public consultation engages citizens, and it will be useful to rebuild the trust that has been lost due to the lack of transparency in this process. Actual and meaningful direct public engagement will serve to share critical information, solicit constructive feedback to enable improvement, and help promote a more informed decision regarding both the positive and concerning elements of the Guidebook.

The community speaks, and the municipality comes away with a clearer sense of public priorities and a preferred path forward.

The City appears to recognize that the need for citizen participation and input is an important part of City decisions as it devotes a page on its website to “Engagement” stating “Engage – Meaningful dialogue. Informed decisions” (<https://engage.calgary.ca>). The page invites citizens to provide input so that “...together we can build a better community”. The webpage lists five projects “...currently open for input” and a total of 88 ongoing projects. However, the Guidebook is not referenced or even listed for input in any of the identified projects, not even as a part of the ongoing project entitled “Next 20: Making life better – Planning for Calgary’s next 20 years”. Consultation on the Guidebook has been overlooked or ignored and that should be corrected. Calgarians need to be fairly consulted and heard on this matter

The Guidebook is too essential to be passed as a stealth decree under cover of Covid without thorough public discussion. If you agree that a valid and publicly endorsed Guidebook is essential, please demonstrate that view by voting to defer the Guidebook's adoption sufficient to allow for a public consultation process that includes integrity, transparency, commitment, accessibility, and inclusivity.

Strategic Protection

Existing low-density neighbourhoods offer advantages, including quiet streets, reduced traffic, supportive green space and moderate scale dwellings for the enjoyment of residents and visitors alike. These values are not sufficiently recognized or protected in the Guidebook. As currently written, the historic single-family nature of these neighbourhood, as well as their mature landscapes, will be compromised by the Guidebook.

The Guidebook will seriously erode the local and universal benefits associated with lower-density residential neighbourhoods. The Guidebook promotes low-density residential development by blending R-1, R-2 and R-CG zoning into one residential district called “Neighbourhood Local”. Under the Guidebook, multi-residential buildings are a housing form that is permitted to be built next to existing single detached homes. The Guidebook supports the addition of multi-family buildings but, more specifically, changes the existing rules for density, height, setbacks, lot sizes and lot coverage in single-family home neighbourhoods. The Guidebook facilitates the introduction of multi-unit dwellings with increased lot coverage in single-family communities. The result will be the loss of historic homes, green space and the removal of mature trees.

Development pressures are eroding the homes and streetscapes of Calgary's historic inner-city neighbourhoods. We need to add density appropriately in ways that consider our heritage, green spaces, and urban trees and preserve those neighbourhoods' particular and unique aspects. Although the Guidebook's stated goal is to locate more intense development near transportation and commercial centres, the Guidebook does not prevent developers from building permitted multi-residential buildings throughout residential neighbourhoods. This is an issue that can and should be easily amended in the Guidebook.

There are other options to encourage beneficial urban density before we actively promote it in single-family residential neighbourhoods. The City's demographic information for the Guidebook is mostly circa 2015. Since that time, Calgary has experienced a significant economic downturn in the energy sector and the Covid-19 pandemic – factors that are not considered in the Guidebook. The downtown vacancy rates have hit 12 million square feet. City lots and brownfield locations can easily provide for increased density for decades to come without impinging on established inner-city neighbourhoods. It makes sense to concentrate densification in the core and beltline, that will benefit from existing and planned transportation corridors, rather than diminish the urban green space located in single-family communities on the perimeter of the core.

During the height of the Covid-19 lockdown last summer, I spoke with an elderly lady (I say that she is elderly, but she was probably the same age as I am) who walked by my house daily. I asked where she lived, and she indicated she didn't live in the neighbourhood but liked to walk here because car and bike traffic was less and therefore it was safer, the sidewalks were less crowded, and she enjoyed the green space and tree cover. It was one of the few local places she was able to access during the Covid-19 pandemic safely. Access to local downtown green space is an essential part of what is at risk for all Algerians. We need to take the time needed to provide working amendments to the Guidebook to ensure that strategic protection is put in place necessary to protect irreplaceable areas and preserve the beneficial aspects of current single-family communities.

Loss of Local Planning Input

The new Local Area Plans (LAP) establishes only one plan for multiple communities (7 to 16 communities). The LAP will replace our existing community-based area development plans that have been designed to reflect the unique aspects of many inner-city communities. The community plans expressly consider heritage, character, streetscapes, and green spaces and inform future local development guidelines. The LAP dilutes the local input of individual communities, does not provide policies to protect "community character", and erodes the ability to object to inappropriate increased density and massing.

My neighbourhood, which has a unique character and historic dwellings tied to the very beginning of Calgary's history, will no longer have a meaningful voice. As a part of the proposed West Elbow Local Area Plan, it will be lumped in with representatives for 15¹ other communities, along with city planners, developers, builders and business owners. Its unique concerns will be lost, ignored or drowned out. This is a genuine and critical concern for the oldest inner-city neighbourhoods. If passed, I understand that the Guidebook will be in operation before the City's updated heritage policies and the Established Areas Growth and Change Strategy are in place. For many inner-city neighbourhoods permitting increased density development under the Guidebook before having in place thoughtful heritage protection will lead to the loss and destruction of irreplaceable buildings, trees and green space.

¹ Altadore, Bankview, Cliff Bungalow, Richmond, Elbow Park, Erlton, Garrison Woods, Mission, Mount Royal, North Glenmore, Rideau Park, Roxboro, Scarboro, South Calgary and Sunalta.

The loss of community input due to the proposed composition of the LAP and the incorporation of heritage protection needs to be addressed before the Guidebook is implemented.

We Have the Time to Do This Right

Calgary is experiencing a unique pause right now, impacted financially by years of hardship in the oil patch and held virtually immobile by the social, commercial and cultural interruptions forced upon us by the Covid-19 pandemic. Instead of using the cover of the pandemic as an excuse for insufficient public discussion and consultation to enact these far-reaching planning changes, the City should act to use this pause to undertake a meaningful and thorough review of the Guidebook with real public consultation. There are no compelling reasons to rush this through the Council immediately. The City, the inner-city communities and Calgary citizens will all benefit from increased efforts at building trust, overcoming identified problems, identifying the Guidebook's opportunities and providing greater certainty as a result of the enhanced bi-lateral discussion.

There is an opportunity to bring about positive change through the Guidebook but only after real and meaningful public consultation has considered valid local concerns and addressed additional protections within the Guidebook. Up until now, it appears that the City Planning department has dominated the preparation of the Guidebook without any meaningful citizen input leading at least one news article to observe that:

“To most citizens, the 147-page document might come across like a dictionary of planning jargon.” (<https://www.cbc.ca/news/canada/calgary/city-council-planning-guidebook-1.5484600>)

We have the time and the ability to facilitate a useful and transparent discussion in order to reach an accommodation that restores trust in the process. Until we have had a fair and fulsome discussion in order to arrive at, in the City's words, “Engage – Meaningful dialogue. Informed decisions” I ask you to adjourn consideration of the Guidebook and implement a meaningful public engagement process.

I would like to speak to this matter on March 22, 2021.

Yours truly,



Scott R. Miller
cc: Mount Royal Community Association

Palaschuk, Jordan

From: Susan Tyrrell <chi_google_admin@calgaryheritage.org>
Sent: Sunday, March 07, 2021 8:55 PM
To: Public Submissions
Subject: [EXT] The Guidebook for Great Communities - Heritage Policies - March 22 Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: FOIP email sent

Dear City Council,

My vision for growth in Calgary is a variety of housing types in different locations of the city. Small-scale historic areas add to the vibrancy and liveability of a more compact City.

The size and massing of a building that is substantially larger than smaller homes beside it creates issues of privacy, overlooking and loss of sunlight. Trees and landscaping have to be removed to accommodate the additional massing has negative impacts on the visual harmony of the streetscape. A solution for increasing population in historic areas is to add "hidden density" in the form of secondary suites, laneway housing, and dividing homes into apartments.

New heritage policies in The Guidebook for Great Communities ('The Guidebook') will be considered by Council on March 22nd 2021. We ask that you direct Administration to amend the following policies that appear in the Guidebook and the North Hill Communities local area plan:

- Limitations of lot coverage, height and setbacks (front and side) for heritage areas eligible for Layer 2 heritage conservation area policies;
- Heritage districting. Please modify the wording that allows higher density "near or adjacent to main streets," by adding "except if the main street is a heritage main street and/or where residential heritage area guidelines apply." This would protect the integrity of potential heritage districts that have both residential and commercial assets.

Furthermore:

- The program for direct control districts in heritage areas (rollout 2021-2023) should also be modified to include limits to lot coverage, height and setbacks (front and side).

Experience shows that upzoning land parcels with heritage assets leads to the "tear down" of heritage. The streetscape of a historic neighbourhood that combines infills covering 60% of the lot with historic properties that have 20%-30% lot coverage is not appropriate in older communities and will deter owners from designating their homes.

Thank you for considering my recommendations to modify the policies in the Guidebook and the North Hill plan to support the retention of heritage in our historic communities.

Sincerely, Susan Tyrrell

-- Susan Tyrrell
sj-tyrrell@shaw.ca
210, 2320 Erlton Street SW Calgary T2S2V8

Palaschuk, Jordan

From: elicia.cantafio@gmail.com
Sent: Sunday, March 07, 2021 10:57 AM
To: Public Submissions
Cc: Calgary Heritage Initiative Society
Subject: [EXT] March 22, 2021 Combined Meeting of Council, Guidebook and North Hill LAP.

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: FOIP email sent

Good Morning!

I support the comments outlined by CHI at the following link.

https://calgaryheritage.org/wp/wp-content/uploads/2021/03/Guidebook-and-NHCLAP_CHI_CFHD_Draft-Response_Mar-4-2021.pdf?fbclid=IwAR1szojSihDdH9UpzUXT4SCC0m2DFZe4jnUW1pE38q4CC0yc5OfN4Fmt-yl

Thank you!
Elicia Cantafio



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)	Susan
Last name (required)	Roskey
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	Mar 22, 2021

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

City planners have not done their due diligence. The Guidebook is 'light weight', missing details and due diligence with the tax payers who live in these communities. Calgarians who elected to live inner city forfeiting many of the niceties built into new suburbia. Densification needs to begin where there exists city lots, existing brown fields, floors of empty office towers, transportation exists, road infrastructure exists, underlying power, fibre and water. Test the Guidebook theory and strategy where investment \$ are less, recoup some subset of the lost taxes that are never coming back to pre-codi days. The workforce has changed. The work at home work in the office model will be an acceptable hybrid. If the planners are correct there will be the overwhelming diversification in the core with a tangible ROI. The core will thrive as diverse demographics move into the city. Why would the planning department target the inner city neighborhoods that are reflective of our history. Water Infrastructure is not in place. Parking is required. Commuter roads are already over burdened. The lack of financial acumen demonstrated by this council over the past decade cannot be fixed with the Guide to Greater Communities. There is but one neighborhood supporting. The City has not consulted with the tax payers and we ARE the shareholders. Council is nothing BUT elected officials elected to represent the shareholders of this great city of Calgary.

ISC:

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Unrestricted

Mar 9, 2021

69

1:20:57 AM

**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) Rhondda

Last name (required) Siebens

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

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

Date of meeting Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters) There are numerous flaws in the Guidebook that do not take flood risk and historical context into account; it's extremely important to make amendments or pause the vote on this document, otherwise it will never achieve it's goals and will cause the City of Calgary and it's citizens years of legal battles and wasted resources.

From: [Judy Causgrove](#)
To: [Public Submissions](#)
Subject: [EXT] The Guidebook for Great Communities - Heritage Policies - March 22 Meeting
Date: Monday, March 15, 2021 10:22:20 AM

Dear City Council,

My vision for growth in Calgary is a variety of housing types in different locations of the city. Small-scale historic areas add to the vibrancy and liveability of a more compact City.

The size and massing of a building that is substantially larger than smaller homes beside it creates issues of privacy, overlooking and loss of sunlight. Trees and landscaping have to be removed to accommodate the additional massing has negative impacts on the visual harmony of the streetscape.

New heritage policies in The Guidebook for Great Communities ('The Guidebook') will be considered by Council on March 22nd 2021. We ask that you direct Administration to amend the following policies that appear in the Guidebook and the North Hill Communities local area plan:

- Limitations of lot coverage, height and setbacks (front and side) for heritage areas eligible for Layer 2 heritage conservation area policies;
- Heritage districting. Please modify the wording that allows higher density "near or adjacent to main streets," by adding "except if the main street is a heritage main street and/or where residential heritage area guidelines apply." This would protect the integrity of potential heritage districts that have both residential and commercial assets.

Furthermore:

- The program for direct control districts in heritage areas (rollout 2021-2023) should also be modified to include limits to lot coverage, height and setbacks (front and side).

Experience shows that upzoning land parcels with heritage assets leads to the "tear down" of heritage. The streetscape of a historic neighbourhood that combines infills covering 60% of the lot with historic properties that have 20%-30% lot coverage is not appropriate in older communities and will deter owners from designating their homes.

Thank you for considering my recommendations to modify the policies in the Guidebook and the North Hill plan to support the retention of heritage in our historic communities.

Sincerely, Judy Causgrove

-- Judy Causgrove
judycausgrove@gmail.com
326 Superior Avenue SW Calgary T3C 2J2

From: [Jim Causgrove](#)
To: [Public Submissions](#)
Subject: [EXT] The Guidebook for Great Communities - Heritage Policies - March 22 Meeting
Date: Monday, March 15, 2021 11:56:19 AM

Dear City Council,

When I moved to Calgary as a young adult just starting out in my career I rented like most young people do. As I travelled around the city I drove through many of the inner city communities such as Scarboro, where I now live. I loved the beautiful old houses and nice properties with the mature trees, the sweeping street and the beautiful park spaces. The beautiful locations made me aspire to one day live in one of those beautiful districts. I owned several smaller homes in the city through my life from older houses a bit farther from the city center to infill houses within walking distance to downtown. I enjoyed the neighborhoods I lived in and they all had their unique "flavor" but I always aspired to be able to one day move into one of those beautiful old districts. I was fortunate enough to be able to realize that goal later in my career and my wife and I and family have loved the neighborhood as we had hoped we would.

I am disappointed that the Guidebook for Great communities seems to outline a vision of "one-size-fits all" that to me is social engineering at it's worst. There has to be better ways to increase density, which I can understand is needed, without destroying the character and desirability of some of the beautiful inner city neighborhoods! From my perspective the Guidebook appears to simply be a way to avoid the work of tailoring developments to specific communities. I think it make sense to tailor development plans within communities, some already seem to fit the guide book principles while others do not and deserve adjustments. A variety of housing types in different locations of the city with some small-scale historic areas retained adds to the vibrancy and liveability of a more compact City.

The size and massing of a building that is substantially larger than smaller homes beside it creates issues of privacy, overlooking and loss of sunlight. Trees and landscaping have to be removed to accommodate the additional massing has negative impacts on the visual harmony of the streetscape.

New heritage policies in The Guidebook for Great Communities ('The Guidebook') will be considered by Council on March 22nd 2021. We ask that you direct Administration to amend the following policies that appear in the Guidebook and the North Hill Communities local area plan:

- Limitations of lot coverage, height and setbacks (front and side) for heritage areas eligible for Layer 2 heritage conservation area policies;
- Heritage districting. Please modify the wording that allows higher density "near or adjacent to main streets," by adding "except if the main street is a heritage main street and/or where residential heritage area guidelines apply." This would protect the integrity of potential heritage districts that have both residential and commercial assets.

Furthermore:

- The program for direct control districts in heritage areas (rollout 2021-2023) should also be modified to include limits to lot coverage, height and setbacks (front and side).

Experience shows that upzoning land parcels with heritage assets leads to the "tear down" of heritage. The streetscape of a historic neighbourhood that combines infills covering 60% of the lot with historic properties that have 20%-30% lot coverage is not appropriate in older communities and

will deter owners from designating their homes.

Thank you for considering my recommendations to modify the policies in the Guidebook and the North Hill plan to support the retention of heritage in our historic communities.

Sincerely, Jim Causgrove

-- Jim Causgrove

jcausgrove@outlook.com

326 Superior Avenue SW Calgary T3C 2J2

**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)	Hayley
Last name (required)	Gislason
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)	Please find our attachment on behalf of HomeSpace affordable housing - a letter of support for the Guidebook. Thank you.

March 9, 2021

Attn: City of Calgary Council Members

Re: Support for the Guidebook for Great Communities

VIA EMAIL

Dear Councillors:

HomeSpace Society (HomeSpace) supports the adoption of the Guidebook for Great Communities. We feel that documents such as this help to create more opportunities for the development of affordable housing and ultimately, more diverse and inclusive neighbourhoods, which in turn supports the citizens that we serve no matter their cultural background, age, or financial means.

We know the need for affordable housing in our city is great – nearly 3,000 individuals and families are experiencing homelessness and 100,000+ Calgary households are predicted to be in core housing need by 2025. Our city requires 15,000 new units of affordable housing to meet the demand.

Sourcing suitable locations for new affordable housing developments is a challenge for providers. We are supportive of legislation and policy that creates more opportunities for innovative and diverse models of housing throughout Calgary. Additionally, we support design that is inclusive of all modes of transportation and the relaxation of parking minimums, as we represent more than 850 individuals who rely on City transit and safe walking and cycling pathways rather than vehicles to move about their community.

We look forward to your continued leadership in making affordable housing a priority and ensuring there is a *Home for Everyone in our Community*.

Sincerely,



Matt Vermunt

Director, Development and Acquisitions
HomeSpace Society



Public Submission

City Clerk's Office

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First name (required)	Susan
Last name (required)	Kapetanovic-Marr
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	The Guidebook for Great Communities and The North Hills Communities Local A
Date of meeting	Mar 22, 2021

I appreciate good design and what it means for my neighbourhood. The effective coordination of land use planning, architecture, landscaping, and transportation are just some of the elements that enhance what I love about my neighbourhood. I worry that the Guidebook's lack of policies for residential design will result in new buildings that do not integrate well with existing development.

On 22 March 2021, at a Combined Meeting of Council, you will be asked to consider whether The Guidebook for Great Communities and The North Hills Communities Local Area Plan are ready to be made statutory. Currently, the North Hills Plan, the pilot multi-community plan using the Guidebook has NO policies to guide the design of residential infill development. The existing policies in the Area Redevelopment Plans for Winston Heights and Crescent Heights will be rescinded once this plan is approved. Please support a motion to make the following amendments in bold:

(1) The Guidebook for Great Communities – Chapter 1 Additions (page 24) Local area plans should be informed by community characteristics and attributes, including, but not limited to: i. neighbourhood structure; ii. patterns of streetscape

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

Patterns of streetscape can be addressed by including elements such as: setbacks of buildings; placement of garages; landscaping and/or mature trees; roof pitch; materials; porches and gables sidewalk width, etc.

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Mar 10, 2021

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Public Submission

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characters)

(2) Before approving the North Hills Local Area Plan, additions must be made in accordance with Chapter 1 of The Guidebook - "Individual community characteristics and attributes":

Community demographics and trends; cultural and heritage assets; development constraints (infrastructure); parks and recreational facilities; including current capacity; significant view corridors.

Patterns of streetscape; historic main streets; definition of discretionary guidelines for Layer 2 – Heritage Policies.

Good design helps make Calgary a liveable place for Calgarians now and in the future. The Municipal Development Plan, section 2.3.2 supports respecting and enhancing neighbourhood character: "Attention must be paid to ensuring that appropriate local context is considered when planning for intensification and redevelopment."

The Guidebook and new multi-community plans should reflect what residents love about their communities. Please support the inclusion of policies to guide infill development in residential areas that consider patterns of streetscapes, architectural details as



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

Dear City Council,

My vision for growth in Calgary is a variety of housing types in different locations of the city. Small-scale historic areas add to the vibrancy and liveability of a more compact City.

The size and massing of a building that is substantially larger than smaller homes beside it creates issues of privacy, overlooking and loss of sunlight. Trees and landscaping have to be removed to accommodate the additional massing has negative impacts on the visual harmony of the streetscape. A solution for increasing population in historic areas is to add "hidden density" in the form of secondary suites, laneway housing, and dividing homes into apartments.

New heritage policies in The Guidebook for Great Communities ('The Guidebook') will be considered by Council on March 22nd 2021. We ask that you direct Administration to amend the following policies that appear in the Guidebook and the North Hill Communities local area plan:

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

Limitations of lot coverage, height and setbacks (front and side) for heritage areas eligible for Layer 2 heritage conservation area policies;
Heritage districting. Please modify the wording that allows higher density "near or

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Mar 10, 2021

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Public Submission

City Clerk's Office

adjacent to main streets," by adding "except if the main street is a heritage main street and/or where residential heritage area guidelines apply." This would protect the integrity of potential heritage districts that have both residential and commercial assets. Furthermore:

The program for direct control districts in heritage areas (rollout 2021-2023) should also be modified to include limits to lot coverage, height and setbacks (front and side). Experience shows that upzoning land parcels with heritage assets leads to the "tear down" of heritage. The streetscape of a historic neighbourhood that combines infills covering 60% of the lot with historic properties that have 20%-30% lot coverage is not appropriate in older communities and will deter owners from designating their homes.

Thank you for considering my recommendations to modify the policies in the Guidebook and the North Hill plan to support the retention of heritage in our historic communities.

Sincerely, Susan Kapetanovic-Marr



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) David

Last name (required) Grinde

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

Public hearing item (required - max 75 characters) Guidebook - CALGARIANS NEED CARS!!!!

Date of meeting Mar 22, 2021

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

I am really frustrated with our Mayor and those aligned with him on city council. There is clearly a misguided agenda which is continually moving to make it more and more difficult for vehicular traffic. Clearly the push for single use bus lanes and bike lanes leaves valuable roadway space largely empty while cars, trucks, delivery vehicles of all types are stuck in gridlock directly adjacent. This is not logical, its ideological - "if we make it more difficult for people to use their cars they will use a bike or a bus". Where this council is completely disconnected with its city is that people don't choose cars or trucks as a WANT, vehicles are a NEED.

Mayor Nenshi - if you had a family of 4 kids to get to school, hockey, music lessons, baseball, church among many other things, would you take them on a bike? Would you take 4 different buses to 4 different quadrants of the city simultaneously? Would you take a bike to Costco to buy 200lbs of food each week to feed them? Its very easy for you to ride the bus alone at your leisure each day, however that is not the case for construction workers with tools, delivery vehicles, families and people traveling to meetings and appointments all over the city each day. As a politician, you should have a deep burden to represent your people, not to impose personal views or will against them.

This city council is so extremely ENTITLED and so NARROW-MINDED in its view that roads and vehicles are only ever used for commuters, to and from downtown. Take a look at 14th street or MacLeod trail any time of day or night with vans, cars, trucks, delivery vehicles, construction workers, service providers all desperately trying to get to

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their next appointment. Productivity plummets because our citizens cannot efficiently get to where they are going.

Please seek to understand what your citizens want and provide it. Don't continue to drive a socialist agenda which pillages hard earned money through higher and higher taxes only to use these funds to fulfil your personal agenda.

**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) Katharine

Last name (required) Pinder

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

Public hearing item (required - max 75 characters) Guide book for great communities

Date of meeting Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters) We wish city hall to hear our objection to the policy of densification in our community. The culture of Mount Royal, the green space and height restrictions are why we have paid extra to live here. The infrastructure is old and would be stressed by additional high density housing and traffic. Please respect our wishes.



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

I am a resident of Mount Royal. I have a number of concerns with the Guidebook as it will permit developers to apply to build multi-story residential buildings in much of our neighborhood, currently zoned for single-family detached homes.

I urge City Council to defer making a decision on the Guidebook until after the Municipal election on October 18, 2021 to ensure meaningful consultations.

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

I am deeply concerned that the policies of the current version of the Guidebook will have a negative impact on the communities of Mt. Royal and Elbow Park and request the following amendments:

- a housing category to preserve neighbourhoods of single-detached family homes
- protection for heritage neighbourhoods, homes, streetscapes and mature trees
- criteria to maintain current lot coverage, lot width, height and setback requirements.

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Mar 10, 2021

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March 8, 2021

To:

themayor@calgary.ca,
councillorweb@calgary.ca,
caward8@calgary.ca ,
cityclerk@calgary.ca

Re: GUIDEBOOK TO GREAT COMMUNITIES – Increased Densification and Elimination of single-family home zones in Mount Royal and Elbow Park

I am a resident of Mount Royal, and also own a home in Elbow Park. I have only recently become aware of the City of Calgary's proposed changes to planning and development rules as set out in the Guidebook for Great Communities ("Guidebook").

While the Guidebook has many positive aspirations it will permit developers to apply to build multi-story, multi-unit residential buildings in much of our neighbourhood currently zoned for single-family detached homes. I live in a circa 1912 home on the edge of Upper Mount Royal and witness the impact of higher density housing. I do not want to see further higher density development in Mount Royal or Elbow Park. The Guidebook presents the following areas are of concern to me:

1. LACK OF COMMUNICATION AND MEANINGFUL CONSULTATION

- Our Community has only recently become aware of the document and its significant impacts
- Our very first Mt. Royal virtual town hall and information session was held on March 3rd, 2021. Elbow Park virtual town hall was February 25, 2021.
- Meaningful consultation only exists when the impacted communities have full and reasonable opportunity to learn and engage with a Planning Department that actively listens and interacts.

2. LACK OF COMMUNITY INPUT INTO FUTURE AREA DEVELOPMENT PLAN AND BY-LAW

- The Guidebook merges our community with 15 other communities to develop a multi area development plan (LAP), which dilutes resident voices and ignores unique community features.
- Once approved, the only recourse for an affected resident or community would be an onerous appeal process. The appeal process places a high burden on residents in the future.
- The Guidebook will eventually become the language of the City's Land Use By-law (LUB) which will be even more challenging for residents to oppose development that has negative aspects.

3. PARKING & TRAFFIC

- Additional density will reduce parking availability and create more congestion, particularly in parts of Mt. Royal and Elbow Park that are near existing heavily used corridors.
- This creates more dangerous traffic on streets that are already overburdened by non-residents cutting through and parking in our neighborhood.

4. TREES & GREENSPACE PROTECTION

- Mount Royal and Elbow Park provide valuable, mature urban forests grown over decades in neighborhoods with caring residents, minimum setbacks and maximum 45% lot coverage
- Reducing setbacks and increasing lot coverage to introduce higher density multi-family units will negatively impact valuable mature tree canopy in addition to higher traffic and congestion

5. VALUE IN SINGLE FAMILY HOME HERITAGE NEIGHBORHOODS

- Neighbourhoods like Mount Royal and Elbow Park offer many advantages including relative quiet, privacy, reduced traffic, green space and moderate scale dwellings, all of which contribute beneficially to raising a family.
- These values do not appear to be sufficiently recognized or protected through the Guidebook.
- Communities like Mount Royal and Elbow experience successive waves of new families and renewal within the current density. Single family residential structures are upgraded and rebuilt but the desire to live in quality, lower density, inner city homes is consistent across decades.
- Developers will capitalize on the profit-making opportunity to densify mature, beautiful and sought-after heritage residential communities. While increasing densification, this will degrade greenspaces, increase congestion and undermine remaining residents' quality of life.

6. EXISTING RESTRICTIVE COVENANTS

- Several older communities, such as Mt. Royal and Elbow Park, have restrictive covenants (RCs) that have maintained certain long-standing development parameters for the community.
- RCs should be acknowledged and incorporated into a LAP.

CONCLUSION

I understand the Guidebook is now scheduled for the City Council Meeting of March 22, 2021. I urge City Council to defer making a decision on the Guidebook until after the Municipal election on October 18, 2021 to ensure meaningful consultations.

I am deeply concerned that the policies of the current version of the Guidebook will have a negative impact on the communities of Mt. Royal and Elbow Park and request the following amendments:

- a housing category to preserve neighbourhoods of single-detached family homes
- protection for heritage neighbourhoods, homes, streetscapes and mature trees
- criteria to maintain current lot coverage, lot width, height and setback requirements.

Sincerely,



Kurt Middleton

Cc: Mount Royal Community Association and MRCA Development Committee
Elbow Park Community Association and EPCA Development Committee



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) Susan L

Last name (required) Burns

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)

We live in a single-family home in Altadore/River Park (Ward 8). We are strongly opposed to the greater densification proposed for our neighbourhood, Elbow Park and other inner-city neighbourhoods set out in the Guidebook for Great Communities. We do not want to live beside row houses, duplexes, semi-detached homes and infills. That is why we chose to live in Altadore/River Park with its single-family homes, mature trees, green space and community character, and we and our neighbours have paid a premium for our homes as a result. We are also strongly opposed to the idea of a West Elbow LAP which would encompass 15 inner-city neighbourhoods, including ours. It would obviously severely impair and dilute our input into future development. We are aware of and strongly support the comments, concerns and changes requested by Elbow Park Residents Association. I have written a longer letter with more details of our concerns to the City Council, Mayor, City Clerk, and others, sent by email.

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Mar 10, 2021

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**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) Margo

Last name (required) Coppus

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

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

Date of meeting Mar 22, 2021

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



800 34th Ave S.W.
Calgary, AB, T2S 0X4

March 10, 2021

To: Mayor, Councilors, City Clerk

Re: Guidebook for Great Communities

March 22 Public Hearing

Dear Mayor and Council:

As the Development Director of the Elbow Park Residents Association, I would like to submit the following comments regarding the amended version of the Guidebook for Great Communities (Guidebook).

We appreciate all the thought and work that has gone into getting to this point, but in our opinion, it is not quite there yet. We don't dispute the need for creating compacter, walkable cities and making use of existing infrastructure, but this can happen in a sensitive way that respects the character of established neighbourhoods. Communities need to see written guarantees that they will have a voice in the decision-making process and that future developments will be respectful to their identity, character and historic assets.

We see many seemingly contradictory goals in the Guidebook. To name a few:

Through significant and meaningful engagement, stakeholders are collaboratively influencing what kind and where future growth makes sense	If a change (land use designation) is proposed that does not align with the plan, Council may choose to amend the plan to allow it."
Single Family Detached areas will remain. The Guidebook does not change zoning.	Semi-detached, duplex, row houses are supported everywhere in Zone A

Page 47: <i>...but the age, layout and physical characteristics of communities may influence how and where these low-density housing forms are developed. ...ensuring new development contributes to the community identity and respects its historic resources</i>	How does this fit in with supporting and <u>encouraging</u> ALL residential intensities in a historic single detached neighbourhood?
Page 126: <i>Neighbourhoods are well-designed and create a sense of place that fosters identity and pride in the community.</i>	Why the urge to change neighbourhoods that already have this?

Because of contradictions and vague statements like the ones pointed out above, we have identified the following **main concerns** with the current version of the guidebook:

1. The Guidebook threatens the unique character of the historic inner-city neighbourhoods that are currently zoned R-C1

Encouraging other forms of low density everywhere in Zone A communities will result in changing the character of our older historic communities. A big part of the character is the feeling of openness, mature trees, large setbacks, all of which may disappear with:

- Higher lot coverage
- Reduced setbacks
- Increased allowable height

Despite the continued reassurance by the Guidebook team that the Guidebook does not change zoning, anyone can apply for up zoning a property and build a duplex, semi-detached or rowhouses. This will change the zoning. The Guidebook will make it easier to approve up-zoning applications.

In its current form the Guidebook will result in spot up-zoning, which is exactly what we try to prevent.

2. Advocacy of density without rationale

Incorrect assumptions are being made that all inner-city communities are in need of re-vitalization, that younger families are moving out and schools are not full, that the homes are at the end of their lifespan.

- Page 48: Zone A is the most appropriate for a range of residential infill.

For example, take a look at Elbow Park:

- Our schools are full to the point that there are waiting lists
- Lots of young families are moving in
- Lots 100+ yrs old homes are in excellent condition
- It is a very desirable community the way it is right now
- People move here because of the spaciousness and park-like character
- An extensive recent resident survey shows that the majority are not in favour of densification.

No considerations have been made for the current economic and Covid related market.

- Demand for Single Family Detached housing forms is on the rise.
- People are moving away from higher density areas.

If the Guidebook is a Living Document as claimed, why haven't there been any amendments to the decreased urgency for densification in the inner city. People are moving away from the inner city.

3. Lack of certainty around Heritage

While the Heritage policies are a positive step forward, they do not prevent anyone from demolishing a Heritage Asset, apply for up-zoning and build a duplex or row house, which would likely come with higher lot coverage and decreased setbacks. If this happens repeatedly on one street, this will totally change the character of the streetscape. This policy depends all on the buy-in from property owners.

4. Lack of certainty for homeowners

The Guidebook is intended to give communities and developers certainty of their future AND to cut red tape and give more certainty and flexibility to developers.

We are asking: certainty for who? For developers yes. Not so much for homeowners.

Whereas up to now they can be reasonably certain that any new development next door will be single family detached, if the Guidebook is approved a row house could be build next door. Developers will see profitable opportunities and bid higher for desirable properties. In stead of one home, we could see a semi-detached or duplex on the same lot. Add secondary suites and all of a sudden there could be 4 units, not necessarily affordable. In the inner-city neighbourhoods, these units will likely be high end.

Proposed Amendments:

1. Page 27 Add an Urban Form Category:

Neighbourhood Local Preservation: supports contextually sensitive redevelopment consistent with existing low density residential forms in mature areas, as defined by a Local Area Plan. Redevelopment should follow the existing regulations for lot coverage, setbacks, massing, height.

2. Page 47 - 49 Revise 2.8 Neighbourhood Local Policies

- I. Eliminate Map Zones. Use one set of policies across all of developed Calgary. Let communities choose where higher intensity makes sense.
- II. Replace policies 2.8b to 2.8h to:
 - i. allow the Local Area Plan to identify areas where the different intensification levels are appropriate.
 - ii. allow all areas not identified for intensification to be designated as Neighbourhood Local Preservation.

3. Heritage Policies:

Page 113, 4.1b

Delete sentences ii

Revise sentence iii to read:*near or adjacent to an identified Main Street except if the main street is a heritage main street and/or where residential heritage area guidelines apply.*"

This would protect the integrity of potential heritage districts that have both residential and commercial assets.

Page 113, 4.2d

Add to the list of character defining elements:

vii side setbacks, height and max lot coverage.

Page 113, Delete all of 4.2e

Land use designation, parcel size and number of dwelling units are an important part of heritage and should not be excluded from Heritage Design Guidelines.

Thank you for the opportunity to voice our concerns. Please consider our suggested amendments.

Sincerely,

Margo Coppus
EPRA Development Director

**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) Stuart

Last name (required) Craig

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

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

Date of meeting Mar 22, 2021

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

Dear Mr. Mayor and City Council,

Having reviewed in detail the City of Calgary's Guidebook for Great Communities, having attended the 17 February 2021 Guidebook 101 presentation and having posed specific questions during the session (for which I cannot find adequate responses), I wish to express my deep reservations and possible options concerning the manner in which City Council seems to be pursuing the document's finalization.

Dear Mr. Mayor and City Council,

Having reviewed in detail the City of Calgary's *Guidebook for Great Communities*, having attended the 17 February 2021 *Guidebook 101* presentation and having posed specific questions during the session (for which I cannot find adequate responses), I wish to express my deep reservations concerning the manner in which City Council seems to be pursuing the document's finalization.

The very ethos that City Council is trying to instill by way of its four Cs of Culture is visibly failing – certainly with regard to the Guidebook. These failings come on two fronts:

City of Calgary Culture Statement	Remark
" Competence is doing the right things the right way. Critical thinking and sound judgment are fundamental to making well-informed decisions at all levels in the organization."	The "doing the right things the right way" is not evident as it concerns the Guidebook. Fact based decision making and balanced judgement cannot be achieved without the engagement and input from the range of key stakeholders in each and every community (residents, business owners and educational institutions). There is also no clearly defined process concerning the proposal, development, review and finalization of LAPs.
Collaboration is working together for a common purpose. Collaboration works best when we're cooperative, flexible and open-minded to others' views and opinions.	Resistance, doubt and anger are manifestations of the lack of collaboration by the City with its communities. There has been little documented engagement with residents, business owners and educational facilities. There is no evident and balanced view of how individual communities should grow and thrive and so the passing into bylaw of grandiose Guidebooks and policies is fraught with inherent flaws and opportunities for conflict.

There is little or no visible evidence to support the City's Guidebook proposal – certainly no available minutes or other documents demonstrating how representatives of the city have engaged with individual communities. As a result of this, a document has been developed which is little more than an over-simplification and generic approach to a vision of a future city.

I implore that City Council vote to set aside the Guidebook until such time that a team comprised of relevant City of Calgary SMT members (such as General Manager – Planning and Development) has been assembled and engaged with individual communities stakeholders (residents, business owners, educational facilities – on a neighbourhood by neighbourhood basis) – and until such time that mutual understanding is reached on how to proceed with the next iteration of the Guidebook and LAPs. To otherwise pass the Guidebook into bylaw would create a perception, if not a reality, that Council members are self-serving and simply not interested in listening to the very constituents they are meant to serve and who elected them in the trust that their interests would be judiciously represented.

Sincerely,



Stuart Craig



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) Kristin

Last name (required) Long

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

Public hearing item (required - max 75 characters) Public Hearing Re: Proposed Guidebook for Great Communities

Date of meeting Mar 22, 2021

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

As a born and bred Calgarian, I am very concerned with the impact the City of Calgary's proposed Guidebook for Great Communities will have on Elbow Park, the community in which I grew up in and then returned to live and raise my family. As an adult, I have lived in many cities across Canada and in many communities within Calgary, such as Mission, Erlton and Altadore. I grew up in Elbow Park and returned to this neighbourhood after I had children because at this point in my life, what I am looking for in a community are the very things that the current development restrictions protect (ie, lower density, single family detached homes with lot coverage restrictions). I do believe that there are many benefits to higher density neighbourhoods and I have enjoyed living in these types of neighbourhoods in the past (and may again in the future), but I also think that individuals should have a choice in the type of neighbourhood they would like to live in and the development decisions that support this. It would be extremely troubling to me for Elbow Park to lose this control over development decisions. Myself, as a Calgarian, should be able to decide which type of community I would like to live in and the types of houses and density that correspond to that community. At a minimum, citizens should get a say and be able to use our vote to determine potential long term impacts to our city.

ISC:

1/1

Unrestricted

Mar 11, 2021

95

7:33:09 AM

Guidebook and North Hill Area Development Plan

PUD2021-0015
Attach 16

Resident submission for March 22, 2021 approval meeting
Estelle Ducatel (Mount Pleasant)
625 24 Avenue NW

I request that Council not approve the Guidebook and the North Hill Redevelopment plan due to the following:

1. Biased engagement process
2. Those that are aware of these documents generally do not support them
 - a. The North Hill Plan fails to address the parking concerns raised by residents
 - b. The North Hill Plan fails to address concerns with proposed residential form and size
3. The documents are punitive to inner city re-development that has taken place over the last 10-20 years by offering no grandfathering clauses or consideration for impact the changes will present on new residences that were built under R1 or R2 zoning without awareness that zoning could so drastically be changed by Council.

Engagement Process

Checkbox process vs genuine engagement

- Poor communication and roll out: I first heard about the plan mid 2019 → No longer any opportunity to get involved
- Quote from MPCA member that was on the committee: *“Even those of us in the work group have felt like they city had an agenda or final desired state right from the beginning. We spent more time talking about traffic and development on the main streets than the residential streets in the communities. I personally have told the city in work group meetings that we do not agree with their interpretation of the low density but they have council policy direction on it and are moving it forward”*
- I attended the open house held at the end of 2019; not one member of the Planning team was taking notes – It was more like an opportunity to be told what the final plan would look like than to “influence” (as was suggested I could do)
- Feb 25, 2020: City emails an update under “Phase 4 – Realize”, stating: *“citizens shared general agreement with the placement of urban form categories”*
 - Were the hundreds of comments analyzed? AI sentiment analysis tools are available to quickly classify responses into 3 categories (positive, neutral, negative).
 - Analysis (ie. charts) is a requirement for the engagement to be transparent: this must done before Council can approve this plan.
 - I reviewed hundreds of comments on the link that was originally provided and it is hard to see how Planning could have summarized this misleading general statement. (comments are now no where to be found on the)
- The Phase 4 – Realize summary did acknowledge the following concerns that were raised but has never addressed them:
 1. Citizens shared general agreement with the placement of urban form categories, focusing on main streets and major corridors, but some comments suggested a more nodal land, less linear land, use concept. (Planning lingo is confusing – I believe it means we don’t want to see RCG type form everywhere!)
 2. Citizens shared a desire to include policies that help mitigate the impact of higher scale development on lower scale development such as along 8th, 12th, and 20th Avenues N.
 3. Citizens expressed concerns over increased traffic and parking needs with higher density.
- Clr. Farrell’s office and Planning has mistaken lack of awareness for mass “agreement” with these documents → to test this theory I kicked off a survey which was shared with all Councilors last year.

Survey

Land Use Changes Coming to Your Community: Seeking Resident Feedback

Over the past year and a half, the City of Calgary has been working to create a future vision for how land can be used and redeveloped in the North Hill Communities area.

The North Hill Communities Local Area Plan sets out the future vision for growth and change in nine established inner-city communities surrounding 16 Avenue and Centre Street: **Capitol Hill, Mount Pleasant, Tuxedo Park, Winston Heights / Mountview, Rosedale, Crescent Heights, Renfrew, Highland Park, Thorncliffe-Greenview**, SAIT and Greenview Industrial Park.

Details of the plan can be found at <https://engage.calgary.ca/NorthHill/Realize> (but you do not need to read it to answer this survey)

This survey is being conducted by a Mount Pleasant resident and has no affiliation with the City of Calgary nor a Community Association. **The intent of this survey is to provide feedback to Council on how the process worked for residents** (ie. provide an additional perspective to the one that will be presented by the Planning department). The results will be shared when the North Hill Plan is presented to City Council for approval (April 27, 2020).

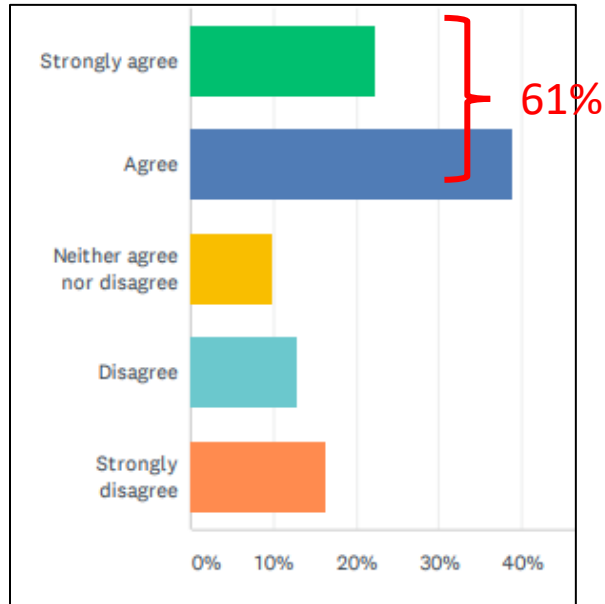
The survey is to be completed only by residents of communities included in the North Hill Plan. Please help distribute this survey so it reaches as many residents as possible. It should take less than 10 minutes to complete the survey.

Survey closes March 30, 2020

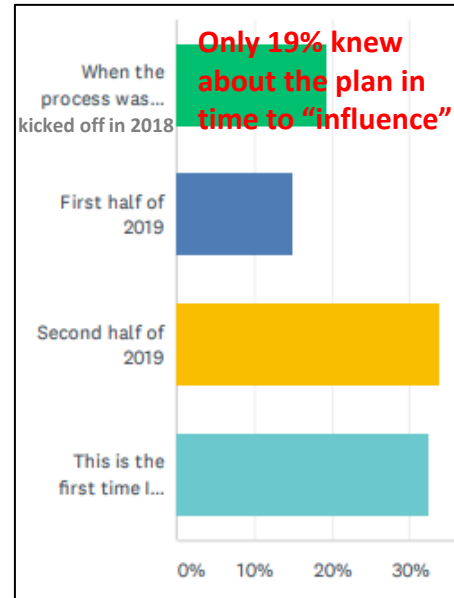
- Clearly indicated this was not a City survey (nor any association)
- Results were shared with all Councilors whose offices responded to my email asking if I could share the results
- Results are still valid as the amendments that have been made in the last revision have not addressed the primary concerns that were raised
- Highest representation of Mount Pleasant residents (55%) although it was shared with all affected communities (North Hill)
- Community Associations were unwilling to help me distribute the survey

Survey Highlights – Communication and Awareness

Overall, I am in **support of inner-city rejuvenation and densification** under current zoning rules, in appropriate locations and scale

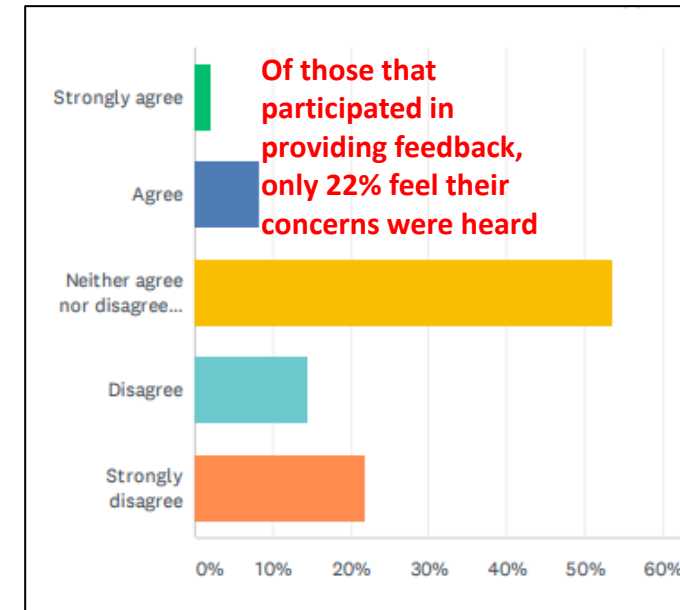


I first heard about the North Hill Plan:



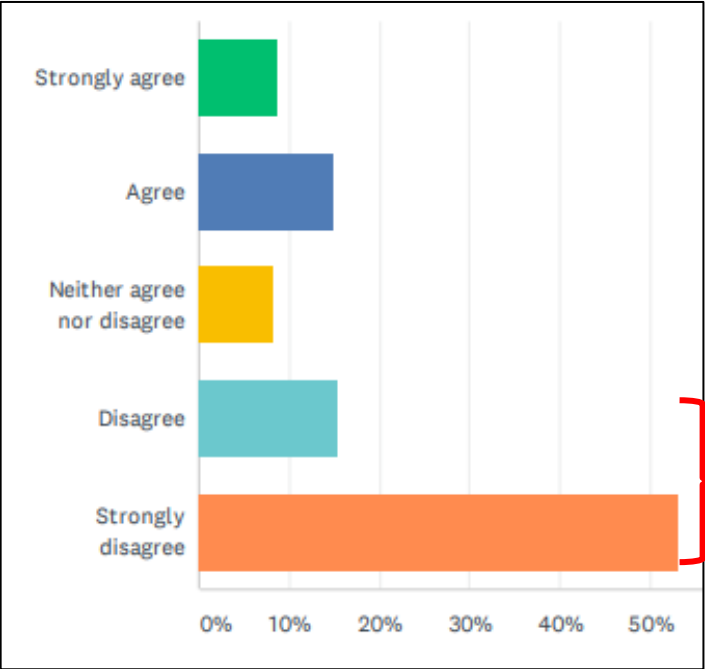
Only 25% of respondents had heard about the Plan from the City

I attended an open house and / or answered the on-line Survey about the North Hill Plan at the end of 2019. I have reviewed the results from this consultation phase and **feel that my concerns were recorded and taken into consideration**



Survey Highlights – Residential Form Local Urban Limited Scale

“**Local Urban Form with Limited Scale**” is the new minimum designation for all residential areas outside of main streets and transit station areas. Under this “**Local Form with Limited Scale**”, the following building forms will be allowed: “single-detached, semi-detached, rowhouses, townhomes, mixed-used buildings, commercial and industrial transition buildings”. Please indicate if you agree or disagree with this proposed change to residential streets away from main streets



68% disagreed or strongly disagreed

What are your main concern with the proposed “Local Form with Limited Scale” designation to residential streets away from main streets?

ANSWER CHOICES	RESPONSES	
Street parking	11.06%	26
Reduced value and loss of enjoyment of offsetting properties (loss of privacy, light, shadowing, noise)	34.04%	80
Higher density units will be built preferentially by developers: these units are less suitable for families which may drive them out	18.72%	44
Our infrastructure is not set up for that densification (roads, traffic, lack of transit)	6.81%	16
Safety risk associated with increased traffic	3.40%	8
Development rules are not defined in the Plan: how do we know what we're in for?	15.32%	36
Other concern not listed above	2.55%	6
I have no concerns	8.09%	19
Only 8% had no concerns		
TOTAL		235

Survey Highlights – Residential Form Neighbourhood Housing Minor

Lots located on main / busier roads (ie. 20th Avenue N, 12 Avenue N, and 8 Avenue N) are assigned “**Neighbourhood Housing Minor**” designation, which has a “**Low Scale**” from. Low Scale areas accommodate buildings of six storeys or less with building footprints that are generally larger than those in Limited Scale areas. Typical building forms in this category include apartments, stacked townhouses, vertical mixed-use buildings, office, and larger industrial buildings. Please indicate your main concern with the Minor designation:

ANSWER CHOICES	RESPONSES	
Street Parking	9.36%	22
Reduced value and loss of enjoyment of offsetting properties (loss of privacy, light, shadowing, noise)	18.30%	43
Higher density units will be built preferentially by developers: these units are less suitable for families which may drive them out	18.30%	43
Our infrastructure is not set up for that densification (roads, traffic, lack of transit)	14.47%	34
Safety risk associated with increased traffic	3.40%	8
6 storeys is too high	24.26%	57
Other concern not listed above	1.28%	3
I have no concerns	10.64%	25
TOTAL		235

43% felt the size was too big or would negatively impact offsetting properties

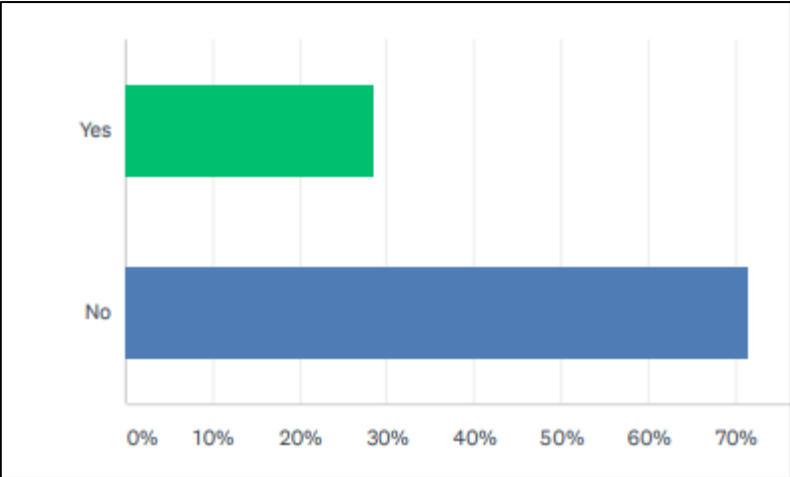
Only 10% had no concerns

Survey Highlights – Impact to Residents

Regarding my property purchase decision; knowing what I know now about the new land use (building forms) under the new North Hill Plan:

ANSWER CHOICES	RESPONSES
I would make the same purchase decision	37.66%
I would not make the same purchase decision	59.74%
Does not apply to me as I am a renter	2.60%

Overall, I am in support of the North Hill Growth Plan as presented



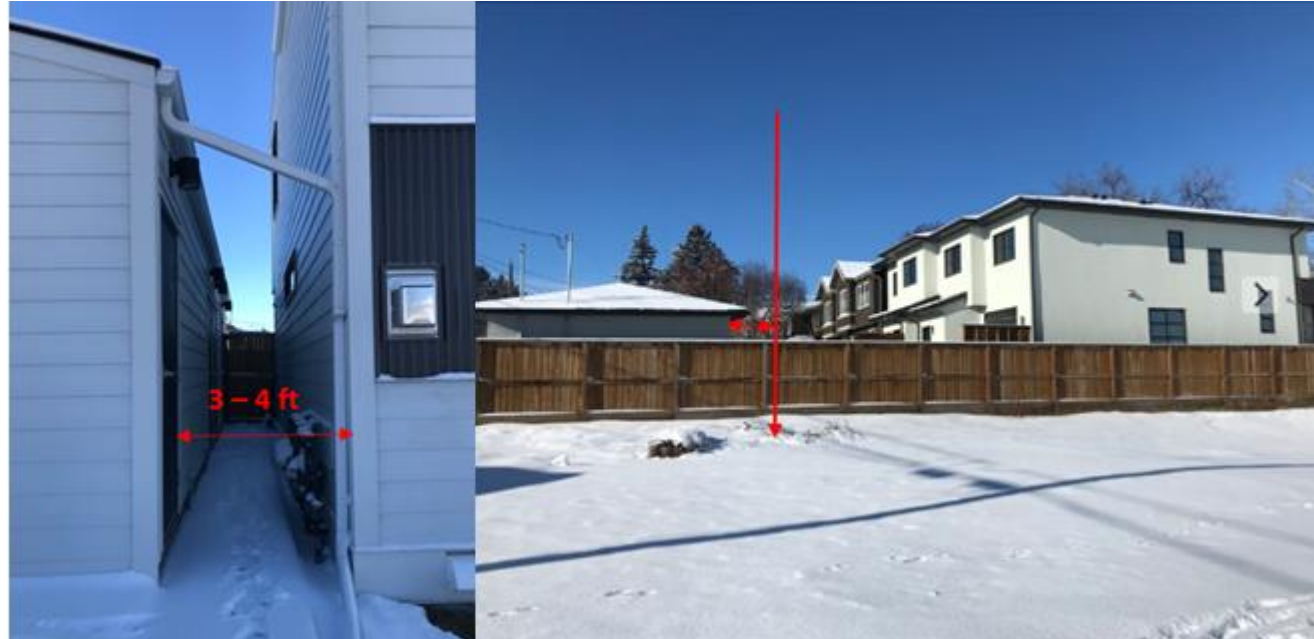
While updates were made to the North Hill Plan in 2020 after this survey were done none of the amendments affected the residential form and scale

Grandfathering

- Calgary inner-city neighbourhoods are vibrant because people took a chance re-investing into these older neighbourhoods; their important financial decisions were based on the zoning these areas had always enjoyed.
- Inner-city neighbourhoods now are a mix of old and new residences; new residences should not be prematurely discounted (old bungalows were able to enjoy their “development of the day” for more than 50 years).
- The Guidebook and the North Hill Plan are especially punitive to development that has taken place in the last 10-15 years because they offers zero grandfathering clauses to protect these new residences from large offsetting structures.
- Residents that built or moved into newer homes more than 3 years ago had no way of knowing how significantly land use could change without having any recourse to challenge the changes or protect their investment.



Underutilized parking: too small to fit average car → creating parking issues



“Council will not and cannot consider potential property value impacts” – WHY and HOW is this legal?!

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) Judy

Last name (required) Luc

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

Public hearing item (required - max 75 characters) Guide Book

Date of meeting Mar 22, 2021

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

I was just made aware that there is vote on March 22 that will change my local area redevelopment plan and allow for substantial density. The city just recently voted down a subdivision in HHHB; there was no support for this in our community and fortunately the city councilors voted in our favor. So why would we disregard the voice of the community and change the rules that make up this great community and the reason I chose to live here. This would mean that there is no need for developers to submit requests to densify in my community, there is no mechanism for the residents to maintain the community they choose to live in. I do not believe this is the right approach for the City to densify in such a pace and with such broad strokes. I am in support of densification however this must be deliberate and gradual. For example the proposed subdivision that was voted down wanted to build 4 houses where there was one. 2 which is double what was there before would have been gradual and more palatable however the developer wanted to quadruple (and possibly 8 times with the suites) the site. With this approval the residents of this community would have no opportunity to voice their concerns; they would not even be notified.

Public Submission

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First name (required)	Deni
Last name (required)	Cashin
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Proposed Guidebook
Date of meeting	Mar 22, 2021

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

Objections to the proposed Guidebook include as follows:

1. Insufficient time has been allotted for consultation on the proposed Guidebook. Some neighbors without IT access feel in the dark and totally ignored.
2. Upper Mount Royal has already achieved a healthy mix of housing, namely 71% single family and 25% apartments. The City of Calgary average is 71% and 23%.
3. We invested in our residence on Wolfe St. S.W. in part for the light spilling year round into the backyard and house. A 6 story building across the laneway on 14th St. S.W. will reduce dramatically the light into our home and yard, affecting greatly our enjoyment and privacy inside and outside of our home. Increased density along the east side of 14th Street will also increase substantially the amount of traffic and parking along the laneway and nearby residential streets, which streets are currently low traffic and characterized by many older homes, beautiful trees and some reasonably controlled new housing. The proposed Guidebook seriously threatens the special character of our neighbourhood.

Thank you for taking the above objections into account.

Palaschuk, Jordan

From: Palaschuk, Jordan
Sent: Wednesday, March 10, 2021 10:02 AM
To: Public Submissions
Subject: FW: Guidebook for Great Communities

From: Dong, May C. **On Behalf Of** City Clerk
Sent: Wednesday, March 10, 2021 7:50 AM
To: Council Clerk
Subject: FW: Guidebook for Great Communities

From: Mary Rozsa de Coquet [<mailto:maryrdc@shaw.ca>]
Sent: Tuesday, March 9, 2021 9:47 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] Guidebook for Great Communities

To Whom It May Concern:

RE/ The Proposed City of Calgary Guidebook for Great Communities
West Elbow Communities LAP

REQUEST: this planning document will be sent back for additional work or, if not, Councillors will propose a number of amendments

No need for new plan:

The newly proposed Guidebook is a good example of forward-thinking, recognizing that nothing stays the same and that in the absence of a plan, there may be undesirable outcomes. Some communities such as the one I live in (Upper Mt. Royal) do have **dedicated Area Redevelopment Plans** which appear to be **servicing the neighbourhood well as it continues to evolve**. In our community, for instance, we have residents of all ages and exactly the mix of single and multi-family residences as the City average. Our community has easy access to retail streets and transportation corridors and maintains an outstanding pedestrian environment with good regard for the urban forest, parks and other public amenity spaces. Other communities, however, may not have ARP's or may be in the midst of very rapid redevelopment due to changes in zoning and neighbourhood demographics, so they will definitely benefit from clear development guidelines.

That said, it only makes sense to create a plan that addresses adjacent neighbourhoods since a given community is not an island. Such a plan should ensure desirable environments are encouraged through-out with effective transportation routes, and sufficient diversity to ensure that the overall area is distinctive. The **proposed Guidebook** claims to do that but, in my opinion, **comes up short**.

It appears that **every district within a region, must have a variety of housing types and include main streets and activity areas**. As the City strives to include these aspects in all communities, they **run the risk of creating endless repetition**. Many suburban communities have suffered this fate: strip malls on the perimeter with connector streets that

lead to first multifamily dwellings and then a maze of cul de sacs with single family dwellings. Even those that have ravines or regional recreation centres lack unique characteristics and housing styles. While density targets may be met, the larger region is not inspiring. **The goal for the established inner- city neighbourhoods/West Elbow Communities** should be the **retention of their unique identities** which have evolved over the course of many years.

When looking at the **proposed Guidebook**, there are a **number of deficiencies and generalities** that are cause for concern. For instance, there is **no clarity on lot size, lot coverage, nor setbacks**. Initial attempts to increase density and create pedestrian-friendly environments on main streets and community collectors, have not been encouraging. Take 33rd avenue SW: it is unpleasant to walk this connector since new multifamily dwellings are both built closer to the road (reduced setback) and trees were destroyed in order to accommodate lot coverage, resulting in less vegetation; the feel is that of a parking lot as more cars inhabit the roadway; and there are no interesting small businesses at street level. The fact that the Guidebook encourages infill and other **redevelopment** near or adjacent to main streets, or on community streets that have lanes or are close to transit, means such change **could happen sporadically anywhere in a number of communities included in the West Elbow LAP**, which could irrevocably destroy a sense of place. There must be greater definition and identification of where redevelopment is slated to happen.

Without going on at length, these proposed general guidelines leave all communities including West Elbow vulnerable to transition that does not lead to either a “Great Community” nor a Great City, and there needs to be revisions and more in-depth community consultation before being voted into law.

Respectfully submitted,
Mary Rozsa de Coquet

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)	Michel
Last name (required)	Bourque
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Guidebook to Great Communities
Date of meeting	Mar 22, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please see the attached submission.



March 11, 2021

Via Electronic Submission

City of Calgary

Attention: City Clerk

RE: The Guidebook for Great Communities (the "Guidebook")

Your Worship and Councillors:

The Mount Royal Community Association ("MRCA") is very concerned about the drastic changes that the proposed Guidebook may bring to our community and other Calgary communities. Calgary is a city of neighbourhoods and the diversity among, rather than within, those neighborhoods is an essential element of a vibrant City. At the March 22nd Council Meeting, in which Council will consider approving the Guidebook, City Council should consider two critical issues and recommend amendments that protect heritage and expand the range of Urban Form Categories.

By way of background, our inner-city community consists of Lower and Upper Mount Royal, with a population of just over 5,700 (2016 census). Mount Royal is rich in history and heritage and represents oft unrecognized existing density and diversity of housing mix.

The importance of our heritage to the City and our community has been acknowledged widely, including in studies the City has conducted over the years (e.g. *Calgary's Mount Royal: A Garden Suburb*; prepared for the Planning department and the Heritage Advisory Board, 1994). Such documents have been foundational historically in our community development, such as the present Upper Mount Royal Area Redevelopment Plan ("ARP"). Heritage is represented not only by individual buildings but also in the broader context embraced by subdivision patterns, landscape and topography.

The community of Mount Royal has had housing diversity throughout its history and continues to evolve responsibly under both the Lower and Upper Mount Royal ARPs. A prime example includes the Anderson apartments and some of the more recent thoughtful redevelopment of Lower Mount Royal as evidence of the effectiveness of the current ARPs. In terms of housing mix, Mount Royal is home to 51% renters (vs 29% which is the City average); our housing mix is comprised of 31% single detached family homes (compared to the City average of 56%) and 65% apartments (vs. City average 23%). These demographics contrast sharply with the demographics of new, recently approved suburban neighbourhoods, which have far fewer apartments such as Auburn Bay (9%), West Springs (6%), Sage Hill (10%) and Skyview Ranch (28%) and do not come close to the mix Mount Royal currently presents.

In our view, the Guidebook generalizes all inner-city neighbourhoods and presently does not reflect or incorporate existing ARPs that are not only the product of extensive collaboration between the City and affected residents, but which accomplish many of the stated goals of the Guidebook. We understand Mount Royal will be designated as Zone A, whose criteria essentially rule out areas of exclusive single-family housing and allow for other forms of housing.

On Wednesday, March 3, 2021, MRCA held a virtual townhall meeting regarding the Guidebook to raise awareness, address extensive questions and issues raised by community members, and understand residents' perspectives. Prior to the meeting, we asked attendees to review the Guidebook at the City of Calgary's Guidebook webpage and YouTube Guidebook presentation. Upwards of 200 'participants' joined the meeting, many online with multiple family/household attendees joining together. This townhall represented one of the most attended events in recent MRCA history. A poll question posed during the townhall indicated that over 95% of participants either "did not support the Guidebook" or "would only support the Guidebook with amendments that preserve the nature of the current land uses for our community". Only a single attendee indicated their support for the Guidebook "as it stands now".

Our community feedback process at the townhall produced six pages of suggestions, ranging from sending the document back to administration, to amending it on the floor of Council. The following represents the three most common, actionable issues, raised.

1. The Urban Form Categories for Zone A should be revised to include a scale modifier that is RC-1 or single detached dwelling. Creating areas zoned solely for single detached dwelling is essential for many reasons including supporting Municipal Development Plan ("MDP") statements such as: "...reinforcing the character, quality and stability of neighbourhoods" (at p. 29). Many Calgarians ultimately want to live in a single detached dwelling which would allow for another MDP goal of focusing increased densities in nodes and corridors (at p. 28) rather than allowing densification in the heart of communities.
2. There ought to be recognition of heritage considerations in the application of the Guidebook and the creation of the Local Area Plan ("LAP").
3. The determination of how scale modifiers are applied within any community should be done in *meaningful consultation* with affected communities and community associations, since they have the deepest understanding of their communities. Until such time as there is agreement on this point, existing Area Redevelopment Plans should remain in force.

In closing, MRCA respectfully requests that Council direct the Administration to incorporate the changes outlined above, properly engage with communities and community associations and bring back amendments in Q4 of 2021. Alternatively, if the Guidebook is adopted at the conclusion of the public hearing later this month, Council should instruct Administration to follow the intent of the above amendments until such time as they are formally introduced as amendments to the Guidebook.

Yours truly,

MOUNT ROYAL COMMUNITY ASSOCIATION


Michel Bourque
President

Palaschuk, Jordan

From: Sarah Frolick <chi_google_admin@calgaryheritage.org>
Sent: Saturday, March 06, 2021 4:43 PM
To: Public Submissions
Subject: [EXT] The Guidebook for Great Communities - Heritage Policies - March 22 Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: FOIP email sent

Dear City Council,

My vision for growth in Calgary is a variety of housing types in different locations of the city. Small-scale historic areas add to the vibrancy and liveability of a more compact City.

The size and massing of a building that is substantially larger than smaller homes beside it creates issues of privacy, overlooking and loss of sunlight. Trees and landscaping have to be removed to accommodate the additional massing has negative impacts on the visual harmony of the streetscape. A solution for increasing population in historic areas is to add "hidden density" in the form of secondary suites, laneway housing, and dividing homes into apartments.

New heritage policies in The Guidebook for Great Communities ('The Guidebook') will be considered by Council on March 22nd 2021. We ask that you direct Administration to amend the following policies that appear in the Guidebook and the North Hill Communities local area plan:

- Limitations of lot coverage, height and setbacks (front and side) for heritage areas eligible for Layer 2 heritage conservation area policies;
- Heritage districting. Please modify the wording that allows higher density "near or adjacent to main streets," by adding "except if the main street is a heritage main street and/or where residential heritage area guidelines apply." This would protect the integrity of potential heritage districts that have both residential and commercial assets.

Furthermore:

- The program for direct control districts in heritage areas (rollout 2021-2023) should also be modified to include limits to lot coverage, height and setbacks (front and side).

Experience shows that upzoning land parcels with heritage assets leads to the "tear down" of heritage. The streetscape of a historic neighbourhood that combines infills covering 60% of the lot with historic properties that have 20%-30% lot coverage is not appropriate in older communities and will deter owners from designating their homes.

Thank you for considering my recommendations to modify the policies in the Guidebook and the North Hill plan to support the retention of heritage in our historic communities.

Sincerely, Sarah Frolick

-- Sarah Frolick
sefrolick@gmail.com
304, 1719 11 Ave SW Calgary T3C0N5

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) Steven

Last name (required) Kelly

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

Public hearing item (required - max 75 characters) Comments on "Guidebook for Great Communities" (the Guidebook)

Date of meeting Mar 22, 2021

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

I write to express my family's concerns related to the Guidebook, which is understood to be due for consideration by Council in the near future. My family has resided in an inner-city Calgary neighbourhood (Upper Mount Royal) for nearly thirty years. The Guidebook threatens to undermine much of what we value about our neighbourhood and by extension, what has made Calgary such a unique and liveable city. Our specific concerns are noted below:

1. The Guidebook unfairly imposes arbitrary standards across the city. There is no reason to assume that all areas of the city should be treated equally or developed according to the dictates of a bureaucratic process. We value diversity between neighborhoods as one of the most appealing attributes of Calgary, not as something to be targeted for elimination.
2. The Guidebook increases uncertainty for inner city neighbourhoods. Inner city neighbourhoods like Mount Royal are already under siege to the densification strategy being slavishly followed by the city. One need only look at the debacle that is 33 Avenue between Crowchild Trail and 14 Street, to see what can go wrong when such goals are pursued without limits. By helping to institutionalize such targets, the Guidebook will provide developers with another tool to trample on existing protections. Character will soon be eroded by such a strategy, and property values will follow.
3. Development of the Guidebook is premature. Calgary faces many daunting challenges, with the current economic downturn being exacerbated by the COVID pandemic. It is beyond doubt that these issues ought to be the primary focus of City

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Mar 11, 2021

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11:32:47 AM



Public Submission

City Clerk's Office

departments. From the perspective of a taxpaying family whose livelihoods have been significantly affected, we urge you to direct your attention to more pressing matters than a policy document rooted in dreamy projections of a highly uncertain future. We urge City Council to defer any further effort on the Guidebook at its 22 March 2021 session.

**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)	Anjali
Last name (required)	McKenzie
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)	I have already submitted this letter to the City Clerk via email on March 10, 2021 and wanted to also use this portal to submit the letter as an attachment today, March 11, 2021 as it may be the preferred method for submissions. Please let me know if you are unable to open it or read it. Thanks.

Anjali McKenzie
2713 Montcalm Cr. SW
Calgary, AB T2T 3M7
anjalimckenzie@yahoo.ca

March 10, 2021

City of Calgary
#8007, The City of Calgary
P.O. Box 2100, Stn M
Calgary, AB T2P 2M5
Attn: City Clerk
Sent Via email: cityclerk@calgary.ca

Dear City of Calgary,

Re: March 22, 2021 Council Meeting on the Guidebook for Great Communities (the “Guidebook”)

I have been a resident of Calgary for over twenty years and have lived with my family in the community of Upper Mount Royal for over ten years. We were interested to hear that the City was working on a Guidebook about urban planning for Calgary. We agree that everyone who lives in Calgary should have a great community to live in. We disagree on how the City should get there.

When I explore our wonderful city, I am struck by the variety of different communities. Each community has a set of characteristics that identifies it and makes it unique. There is a charm and character to neighbourhoods like ours, Upper Mount Royal. A basic question to ask is: “Why do people want to live here?”

In my opinion, people want to live here for the variety of styles of architecture, including heritage homes, that are interesting to live in and look at. Also, a variety of mature trees on individual properties and on the boulevards provide shade and natural beauty year-round.

There are other factors such as the parks and walkability of the neighbourhood, however, I am going to focus on those that are most affected by the Guidebook.

The Guidebook makes it so that every street in Upper Mount Royal, with limited exceptions for certain properties, would no longer be allowed to have only single detached houses on them. What once had a single detached

home could change to a semi-detached house or duplex or in some cases row houses and cottage housing clusters (all up to three stories).

This is concerning because it will remove the very reasons why people want to live here. There will be a loss of existing single detached houses, including historic ones, to the new forms. Those original houses and their unique historical character will be lost forever. Furthermore, trees come down whenever there is construction but especially when more of the existing lot is encroached upon by new, more expansive developments. Mature trees take decades to grow and removing them arbitrarily is an irreversible mistake.

One of the possible benefits of the Guidebook is increasing density. In a city with a footprint the size of Calgary, this is an admirable goal. There are, however, different ways to accomplish densification. In approximately 2015, the City permitted secondary suites, basement suites and backyard suites in our neighbourhood. This development tool exists and can be used to increase density in a way that does not change the character of the community but rather works from what already exists.

There are more than 30 different communities in Zone A, in addition to Upper Mount Royal, that include Bowness, Bankview, and Ogden. A one-size fits all approach to the many varied communities grouped in Zone A does not deal with the complexity and uniqueness of each one. Great communities cannot be created for everyone without a careful, considered approach to each one. It is in the diversity of our communities that makes Calgary a great place to live; letting them all fall victim to homogenization will make our city something less.

I respectfully ask the City to reconsider the Guidebook in its current form. If the Guidebook goes ahead, as is, it may improve some communities that need it but in the process it will destroy a lot of what is already working and should be preserved in functioning communities.

I appreciate the opportunity to be part of the discussion and thank you for considering my position.

Best regards,

A handwritten signature in black ink, consisting of a stylized, cursive 'Q' followed by a horizontal line.

Anjali McKenzie

Cc: Mayor Naheed Nenshi, Office of the Mayor, Calgary, via
email: themayor@calgary.ca

Councillor Evan Woolley, Ward 8, Calgary, via: City of Calgary
website

Mr. Michel Bourque, President, Mount Royal Community
Association, Calgary, via email: president@mountroyalstation.ca

From: Vicky Grace <chi_google_admin@calgaryheritage.org>
Sent: Wednesday, March 10, 2021 1:58 PM
To: Public Submissions <PublicSubmissions@calgary.ca>
Subject: [EXT] The Guidebook for Great Communities - Residential Policies - March 22 Meeting

Dear City Council,

I appreciate good design and what it means for my neighbourhood. The effective coordination of land use planning, architecture, landscaping, and transportation are just some of the elements that enhance what I love about my neighbourhood. I worry that the Guidebook's lack of policies for residential design will result in new buildings that do not integrate well with existing development.

On 22 March 2021, at a Combined Meeting of Council, you will be asked to consider whether The Guidebook for Great Communities and The North Hills Communities Local Area Plan are ready to be made statutory. Currently, the North Hills Plan, the pilot multi-community plan using the Guidebook has NO policies to guide the design of residential infill development. The existing policies in the Area Redevelopment Plans for Winston Heights and Crescent Heights will be rescinded once this plan is approved. Please support a motion to make the following amendments **in bold**:

(1) The Guidebook for Great Communities – Chapter 1 Additions (page 24) Local area plans should be informed by community characteristics and attributes, including, but not limited to: i. neighbourhood structure; **ii. patterns of streetscape**

Patterns of streetscape can be addressed by including elements such as: setbacks of buildings; placement of garages; landscaping and/or mature trees; roof pitch; materials; porches and gables sidewalk width, etc.

(2) Before approving the North Hills Local Area Plan, additions must be made in accordance with Chapter 1 of The Guidebook - "Individual community characteristics and attributes":

- **Community demographics and trends; cultural and heritage assets; development constraints (infrastructure); parks and recreational facilities; including current capacity; significant view corridors.**
- **Patterns of streetscape; historic main streets; definition of discretionary guidelines for Layer 2 – Heritage Policies.**

Good design helps make Calgary a liveable place for Calgarians now and in the future. The Municipal Development Plan, section 2.3.2 supports respecting and enhancing neighbourhood character: "Attention must be paid to ensuring that appropriate local context is considered when planning for intensification and redevelopment."

The Guidebook and new multi-community plans should reflect what residents love about their communities. Please support the inclusion of policies to guide infill development in residential areas that

consider patterns of streetscapes, architectural details, as well as natural features that create a recognizable sense of place.

Sincerely, Vicky Grace

-- Vicky Grace

viccyc@hotmail.com

613 15 St NW Calgary T2N 2B1

From: Vicky Grace <chi_google_admin@calgaryheritage.org>
Sent: Wednesday, March 10, 2021 1:57 PM
To: Public Submissions <PublicSubmissions@calgary.ca>
Subject: [EXT] The Guidebook for Great Communities - Heritage Policies - March 22 Meeting

Dear City Council,

My vision for growth in Calgary is a variety of housing types in different locations of the city. Small-scale historic areas add to the vibrancy and liveability of a more compact City.

The size and massing of a building that is substantially larger than smaller homes beside it creates issues of privacy, overlooking and loss of sunlight. Trees and landscaping have to be removed to accommodate the additional massing has negative impacts on the visual harmony of the streetscape. A solution for increasing population in historic areas is to add "hidden density" in the form of secondary suites, laneway housing, and dividing homes into apartments.

New heritage policies in The Guidebook for Great Communities ('The Guidebook') will be considered by Council on March 22nd 2021. We ask that you direct Administration to amend the following policies that appear in the Guidebook and the North Hill Communities local area plan:

- Limitations of lot coverage, height and setbacks (front and side) for heritage areas eligible for Layer 2 heritage conservation area policies;
- Heritage districting. Please modify the wording that allows higher density "near or adjacent to main streets," by adding "except if the main street is a heritage main street and/or where residential heritage area guidelines apply." This would protect the integrity of potential heritage districts that have both residential and commercial assets.

Furthermore:

- The program for direct control districts in heritage areas (rollout 2021-2023) should also be modified to include limits to lot coverage, height and setbacks (front and side).

Experience shows that upzoning land parcels with heritage assets leads to the "tear down" of heritage. The streetscape of a historic neighbourhood that combines infills covering 60% of the lot with historic properties that have 20%-30% lot coverage is not appropriate in older communities and will deter owners from designating their homes.

Thank you for considering my recommendations to modify the policies in the Guidebook and the North Hill plan to support the retention of heritage in our historic communities.

Sincerely, Vicky Grace

-- Vicky Grace
viccyc@hotmail.com
613 15 St NW Calgary T2N 2B1



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) Elizabeth

Last name (required) Forseth

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)

I am writing about the changes to the zoning in the Guidebook. We have lived in Elbow Park for 42 years and moved here because of the character of the neighbourhood, the school, the trees and the historic nature of the area, something which takes years to develop. Calgary has few of these areas and we are too quick to get rid of them or allow them to deteriorate. I strongly oppose the Guidebook as it is written. Our community doesn't NOT need revitalizing, it is very vibrant as it is. Many young families are moving in because of the school and the general ambiance.

I would like to see a housing category to preserve neighbourhoods of single-detached family homes, more protection for heritage homes, character defining streets and mature trees and criteria to maintain current lot coverage, lot width, height and setback requirements.

I am puzzled by the City's willingness to allow HUGE single family houses with maximum lot coverage in these areas while at the same time proposing semi-detached and denser development. I agree with increased densification but feel strongly that it is counterproductive to introduce measures which will destroy the essential character of a neighbourhood. The older, well built houses will be torn down to allow for smaller, cheaper builds and the introduction of a dreary "sameness" to the neighbourhood. What about leaving Elbow Park and similar neighbourhoods alone and concentrating on revitalizing downtown?

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Mar 11, 2021

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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)	Nadine
Last name (required)	Johnson
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Planning Matters - Guidebook for Great Communities Bylaw 17P2020
Date of meeting	Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>I have read through the Guidebook for Great Communities that I was first made aware of through my community association 2 weeks ago and have numerous concerns.</p> <ol style="list-style-type: none"> Given the potential impact of the proposed changes why have there not been active consultations with the impacted communities? Given you (as Council) have requested any/all community response by March 11 (just revised to March 15), why has there not been more community information sessions available to educate us prior to this date so that we can be more fully informed? There was significantly more information provided about the redevelopment of 17th Avenue (from visioning sessions through construction phases, etc.). The ambiguity of the proposal on the impacted communities. For instance: <ol style="list-style-type: none"> The guidebook says it will work with the Local Area Plans (which our community has in place) and yet there is a suggestion that our community will be eliminated and instead amalgamated with numerous other inner city communities making our plans null and void and hence forcing the development of a new LAP under the guidebook assumptions. Clear boundaries of the various zones, for instance Zone A vs B vs others. For instance Zone 4 is defined as developed prior to 1945, etc. ... and later with no laneway access. Our house was built in 1914 but only has lane access. The assumption/stated goal of opportunity and choice which implies that anyone can live anywhere – quite unrealistic to assume someone without a job and means of support can live beside a CEO of an international multi billion dollar
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Mar 11, 2021

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Public Submission

City Clerk's Office

company.

d. There seems to be no regard for the historical significance of our neighbourhood.

... and the list goes on.

My husband and I are supportive of a vision of a vibrant, evolving city. Having lived in other major cities, we appreciate Calgary's mix of residential and commercial throughout the city. We appreciate the variety of living arrangements available to citizens throughout Calgary to be able to age in place.

But we do not agree that several communities that happen to reside near the downtown should be targeted for "densification/intensification" at extreme measures compared to what is currently available in our community.

If the city wants densification start with mandating it in all new builds and then evolve it slowly and gradually in existing neighbourhoods. Don't be exclusionary and only target inner city neighbourhoods.

**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) Wanda

Last name (required) Rose

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

Public hearing item (required - max 75 characters) he Guidebook for Great Communities and North Hill Communities Local Area PI

Date of meeting Mar 22, 2021

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

March 15, 2021

Re: Opposition to The Guidebook for Great Communities

Dear Mayor Nenshi and City Councillors,

I have been a resident of the Banff Trail Community for 10 years. We chose to live here because we:

- wanted to live in a neighbourhood of single-family homes.
- liked the look and feel of this neighbourhood
- liked the canopy of mature trees and the sense of space
- wanted a house with a yard to raise our family
- like the interesting diverse, 50's style architecture,
- like the character that has evolved over decades and is difficult to find in newer communities.

I would like to:

- submit the following comments regarding the Guidebook for Great Communities.
- express my opposition to the Guidebook for Great Communities as written.

We are deeply concerned that the policies of the current version of the Guidebook will have a negative impact on our community. Please add:

- a housing category to preserve neighbourhoods of single-detached family homes
- more protection for heritage homes, character defining streets and mature trees
- criteria to maintain current lot coverage, lot width, height and setback requirements.

Thank you for your consideration of our suggestions.

Sincerely,

Wanda Rose

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) Wesley

Last name (required) Mundy

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

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

Date of meeting Mar 22, 2021

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

I am opposed to the Guidebook changes to combine different zoning categories into the Limited Scale Neighbourhood Housing District. This would allow existing low density single family residential neighbourhoods such as Hounsfield Heights Briar Hill to be changed into a mixture of low rise apartments and duplexes without zoning change reviews. My family and everyone residing in our neighbourhood is against these type of changes, only the developers and speculators are in favour. Calgary currently has distinct neighbourhoods with differences that allow people choices in their housing environment. The zoning changes proposed in the Guidebook for Great Communities will destroy the distinct differences between neighbourhoods and ruin our great community. Please do not approve this plan. Thank you

**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) Heather

Last name (required) Heasman

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

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

Date of meeting Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters) Thank you for your consideration. My letter for the public record attached below.

HEATHER HEASMAN & DAVID VANKKA
3028-3RD ST SW
CALGARY AB T2S 1V1
4036059479

March 10, 2021

Councillor Jeromy Farkas
Ward 11, City of Calgary
P.O. Box 2100, Stn. M
Calgary, AB T2P 2M5

CC: Mayor Nenshi, Councillors Wards 1-14, City Clerk
Re: The Guidebook for Great Communities

Dear Councillor Farkas,

First, thank you for your dedication and service to Ward 11. We appreciate not only you, but the Mayor and your fellow Councillors. Public service is a calling that is not for everyone and we are grateful to those who choose to dedicate their time and talent to our great city.

We write today to:

1. Voice concern regarding the Guidebook for Great Communities. While we appreciate and understand the need for a streamlined and effective planning tool that will serve the city through growth; we are concerned that the Guidebook in its current form will dramatically change the landscape of our inner city neighbourhood thus impacting heritage and “garden like” spaces. It also does not provide any recognition of risk and mitigating strategies for increased density in the flood plain communities of the city. With increased density in our community can we assume that the city will no longer construct the 5th St SW berm in order to protect the increased density the city supports? Further, our community of Rideau/Roxboro has been batched into a local area planning group that includes communities that do not in any way have the same unique and challenging characteristics of our neighbourhood. This grouping makes no sense and we can only infer this has occurred as a result of “rushed” process. It is not clear why the communities of Zone A have been targeted for early implementation of the Guidebook when there is so much existing vacancy in these areas. There has been no communication or evidence of a density strategy that is matched with community need. While consultation has occurred, it has not been meaningful. It has happened in a virtual environment with presentations that don’t fully explain the impact. It has happened

during a pandemic - with people of this city losing their loved ones and their jobs how can they be expected to engage appropriately in consultations about a planning tool? Slow down. What's the hurry?

2. Ask that the approval of the Guidebook for Great Communities be delayed until after the municipal election on October 18th, 2021. We want to hear the views of the candidates seeking election for Mayor as well as for Councillor on this topic. Why is it acceptable for a statutory document of such gravity to be passed when it is entirely possible that Council will be have a host of new players in approximately six months time? What if new leadership decides to substantially change the Guidebook or follow a different approach? How much will that process cost taxpayers? If the consultation process has been so strong and Calgarians are truly on-board, there is no harm in making it part of the electoral conversations. It could actually be a strong method of communicating the benefits of the Guidebook and garnering support.

To be clear, we are not opposed to a planning tool that will increase efficiencies in the planning department and will help shape the development of Calgary for years to come. We look forward to seeing the cost-saving benefit of such a tool in the City's budget and associated actual financial results. However, we are opposed to Council pushing the Guidebook through without meaningful consultation, mindful grouping of communities in local area planning teams that make sense and a comprehensive strategy that defines priority of densification in the city based on community need to support infrastructure.

Thank you for considering our views. Please contact us if you have any questions.
Thank you again for your time and dedication to the City of Calgary.

Sincerely,
Heather Heasman & David Vankka

Heather Heasman mobile: 4036059479
email: heather@heasmangroup.com



Public Submission

City Clerk's Office

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FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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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)	Erika
Last name (required)	Diaz
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Bylaw 17P2020
Date of meeting	Mar 22, 2021

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

Regards to the guidebook Bylaw 17P2020. My understanding that this is a document that will apply to all communities, new ones and ones that are long established. I object to this guidebook for the following reasons; 1) as this affects communities that are zoned R-1, then the development of housing on long established (and community resident enjoyment) of green spaces within R-1 communities has a negative effect in the following ways. First, residents have paid a price (expressed in purchase price, and property taxes levied) to live in these communities such as these, and this fact coupled with the expectation of enjoyment of those green spaces and life style will be negatively impacted by the application of this bylaw with the development of those green spaces. Second, I am concerned about voiced resident's concerns and how they are managed by the City. I will give examples, first the recent dispute in Chapparral Valley. Residents in this community were assured of no development behind their houses, and paid a purchase price based on this assumption. Second, the dispute in Shawnee Slopes, again, residents paid a purchase price based on their proximity to a green space (golf course) and they had an expectation of lifestyle that encompasses living next to a large green space area. Third, Dalhousie; the long established community had fields that were designated school lands during the community's development in the 1970's. Despite the decades long enjoyment of that green space, the City developed those lands. I use these examples to support my concern of how affected communities and their voices are 'heard' by the City. My next thrust is one of the impact on environment. Green spaces as well as providing beauty to a community, are often

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Public Submission

City Clerk's Office

host to indigenous wildlife that roam freely over it's terrain. What therefore, would be the impact of developing those green spaces so that their natural habitat is eliminated. Would, therefore, environmental studies be done prior to that development of said greenspace? Another point, I question the depth of thought that went into writing of the guidebook. Example - I watched the video and I see wording that uses terms such as 'inclusive', and 'climate'. I think the usage of those words are due to the popularity of today's jargon rather than one of substance and critical thought. My argument is that the DESIRE of communities to preserve their communities as is, I ask therefore for a referendum on the subject.



Public Submission

City Clerk's Office

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

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

Dear Calgary City Councillors.

Based on my current understanding, I am concerned with Calgary's proposed Guidebook for Great Communities on a number of counts. Many of my concerns revolve around the anticipated increase in the aging population and the resulting increase in persons with some form of physical limitation.

Firstly, it is not apparently at all how the Guidebook supports Calgary's 5As (All Abilities And All Ages) initiative. 5As is a thoughtful initiative, but the Guidebook doesn't appear to be supportive of it.

It is not clear to me how the Guidebook will support the principle of "aging in place". As the population ages, our strategies need to support living in-place as long as is possible; the Guidebook ought to support this thinking, but it is not apparent how it does. More specifically, creating high-density dwellings, that spread their living space across multiple floors, is not a viable approach for an aging population. Nor is it practical to think that one's aging parents will be able to climb the stairs to the suite over top of the garage.

Further, it is not clear to me how the Guidebook supports the living and mobility needs for persons with a disability. With an aging population, there will be a corresponding decrease in physical abilities; our city should recognize this coming change and design for persons with a wide variety of abilities, not just for fully able-body, ambulatory citizens.

To conclude, the Guidebook is a needed strategic document; we cannot continue our

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Public Submission

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urban sprawl. However, the Guidebook seems to lack a more comprehensive view of our changing population. Please remember, that each of us are only ever temporarily able-body; at some point or other, every one of us will be either temporarily or permanently disabled. We cannot afford to ignore this fact.

Public Submission

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First name (required) Katie

Last name (required) Miller

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)

Good morning,
I'm writing to express my opposition to the Guidebook for Great Communities, which I understand will be brought forward to City Council on March 22, 2021.
My husband and I live on Alfege Street in Upper Mount Royal. We purchased our house on Alfege Street in early 2020, just as COVID-19 was beginning to affect Canadians in a significant way. It was our first home purchase and we felt grateful to be moving from a condo, where we had very limited outdoor space, to a neighbourhood with an abundance of mature trees, sunlight, and open streets where we, and other Calgarians, could enjoy some fresh air during the especially restricted months of the early pandemic.
We felt particular pride in our street, Alfege, which lies adjacent to 14th Street and forms part of the "garden suburb" area included in the Canadian Pacific Railway's 1911 subdivision plan. The streets in this area were designed with consistent front yard setbacks and relatively low lot coverage. These design elements have created an enjoyable place to live, yes, but have also contributed to an urban space where plant life can thrive and sunlight can filter down to the street. A place where Calgarians can trace the beginnings of our city and enjoy architecture that is uncommon in a municipality as young as ours. On our small street, alone, there are 12 homes built prior to 1945, all of them with their original features intact.
I do not believe the Guidebook for Great Communities adequately recognizes the unique heritage character of Upper Mount Royal and the central neighbourhoods that

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Public Submission

City Clerk's Office

surround it. While the Guidebook contains some guidelines designed to promote the preservation of “heritage assets”, it deliberately excludes from those guidelines “all parcels near or adjacent to an identified Main Street”. Under the new rules, streets like Alfege would be afforded no protection from re-development efforts that, while perhaps well intentioned, would eliminate important historical features (including heritage structures and mature trees) that simply cannot be replaced. Such a development framework is unacceptable and devalues Calgary’s limited heritage resources and spaces. Residents of Calgary’s inner-city communities deserve a voice and the ability to participate in the future of their communities. The Guidebook for Great Communities seeks to replace targeted area development plans with a broad plan covering several different communities. This favours developers, while diluting the

**Public Submission**

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First name (required)	Judith
Last name (required)	Rice
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Guidebk for Great Communities
Date of meeting	Mar 22, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please table bylaw 17P2020 until after the municipal election in October, so voters can ask candidates where they stand on this document. Please do not approve the guidebook as a statutory document. Please remove Table 1 on page 131 from the document.



Public Submission

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

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

I am a resident of Upper Mount Royal and I would like to voice my opposition to replacing the existing Upper Mount Royal Redevelopment Plan with a new West Elbow Communities Local Area Plan based upon the principles of the proposed Guidebook to Great Communities. While I recognize the family demographic shifts outlined in the Guidebook Youtube presentation, the fact remains that a large portion of families in Calgary still have children and desire to live in a community exclusively zoned for single family residences. The current economic situation facing the City of Calgary has and will create tax base pressure to support suburban development and will require increased densification near the City center. However, lumping all communities situated close to the downtown core is a mistake in my view. Single family residence neighborhoods close to downtown like Mount Royal offer families with children an opportunity to spend more time with their families by avoiding a long commute. Most great cities of similar size to Calgary have this option. In addition, the heritage nature of the Mount Royal neighborhood and its connection to the founding of our great city would be destroyed through mixed use zoning that would allow 3 and 6 story buildings to be built in the neighborhood. Many initiatives have been undertaken over the years by the City and the Mount Royal Community Association to address cut through traffic concerns throughout the Mount Royal neighborhood, however, the rezoning proposed in the Guidebook would likely increase the traffic flow through the neighborhood substantially. To sum up, as highlighted in the City's presentation on the new Guidebook great cities have diverse options for residents when they are choosing a place to live. I

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Public Submission

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believe the new Guidebook and how it would be applied to the future West Elbow Communities Local Area Plan will remove the choice I have made to live and raise my family in a neighborhood that is exclusively zoned for single family residences. Thanks for your consideration of my opinion.



Public Submission

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First name (required) mary

Last name (required) cheriton

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

March 12, 2021

Mary Cheriton
6232 Lewis Drive S.W.
Calgary T3E 5Z3

Subject: Guidebook For Great Communities / Proposed Bylaw 17P2020

Dear Members of Calgary City Council;

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

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

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Public Submission

City Clerk's Office

Alternatively, please do not approve the Guidebook as a Statutory document. While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as aspirational guidance, that can show residents one possibility for redevelopment. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Rowhouse, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by City Council.

Signed,

Ms. Cheriton



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)	Brian
Last name (required)	Kot
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	March 22, 2021 Elbow Park - Guidebook to Communities
Date of meeting	Mar 22, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>March 15, 2021 Re: Opposition to The Guidebook for Great Communities Dear Mayor Nenshi and City Councillors, I have been a resident of the Elbow Park Community for 21 years. We chose to live here because we:</p> <ul style="list-style-type: none"> • wanted to live in a neighbourhood of single-family homes. • liked the look and feel of this neighbourhood • liked the canopy of mature trees and the sense of space • wanted a house with a yard to raise our family and paid valid consideration for a home located in an R1 zoning subdivision, • like the interesting diverse, historical architecture, • like the character that has evolved over decades and is difficult to find in newer communities. <p>I would like to:</p> <ul style="list-style-type: none"> • submit the following comments regarding the Guidebook for Great Communities. • express my opposition to the Guidebook for Great Communities as written. <p>We are deeply concerned that the policies of the current version of the Guidebook will have a negative impact on our community. Please add:</p> <ul style="list-style-type: none"> • a housing category to preserve neighbourhoods of single-detached family homes • more protection for heritage homes, character defining streets and mature trees • criteria to maintain current lot coverage, lot width, height and setback requirements.

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Thank you for your consideration of our suggestions.
Sincerely,
Brian J. Kot

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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) Beverly

Last name (required) Silverstone

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

Public hearing item (required - max 75 characters) Guidebook for Great Communities/ proposed Bylaw 17P2020

Date of meeting Mar 22, 2021

Subject: Guidebook For Great Communities / Proposed Bylaw 17P2020

Dear Members of Calgary City Council;

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

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

Alternatively, please do not approve the Guidebook as a Statutory document. While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as aspirational guidance, that can show residents one possibility for redevelopment. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Rowhouse, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by City Council.

Signed
Beverly Silverstone
222 Eagleridge Dr Apt 4 s, Calgary

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Public Submission

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

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

Short but heartfelt. Please don't ruin my community that I've worked my entire life to have a nice home in a nice community. I keep reading building for tomorrow, did you learn nothing from Covid, care for today. You are ok to ruin the final 30-40 years of my life for your greed and poor planning. This is a pathetic cash grab to support taxing developers. I think the greed with this entire plan is the Nenshi gang final grab at last I'll show you. Whoever supports this should be ashamed of themselves. Work your life for something nice and see how you will feel when someone steals it away.

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Mar 11, 2021

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Public Submission

City Clerk's Office

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First name (required) Igor and Tricia

Last name (required) Shimonov

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

Public hearing item (required - max 75 characters) Guidebook For Great Communities / Proposed Bylaw 17P2020

Date of meeting Mar 22, 2021

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

March 11, 2021 Igor and Tricia Shimonov 40 Eagle Ridge Place Subject: Guidebook For Great Communities / Proposed Bylaw 17P2020 Dear Members of Calgary City Council; Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled. Alternatively, please do not approve the Guidebook as a Statutory document. While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as aspirational guidance, that can show residents one possibility for redevelopment. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Rowhouse, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by City Council. Igor and Tricia Shimonov

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Mar 11, 2021

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Public Submission

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First name (required) Glenn

Last name (required) Downey

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

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

Date of meeting Mar 22, 2021

Date: March 12, 2021
Glenn & Jane Downey
12 Mayfair Rd

Subject: Guidebook For Great Communities / Proposed Bylaw 17P2020

Dear Members of Calgary City Council;

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

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

Alternatively, please do not approve the Guidebook as a Statutory document. While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as aspirational guidance, that can show residents one possibility for redevelopment. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Rowhouse, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by City Council.

ISC:

1/2

Unrestricted

Mar 12, 2021

148

8:29:11 AM



Public Submission

City Clerk's Office

Signed,

Mr Glenn Downey



Public Submission

City Clerk's Office

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FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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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) Guy

Last name (required) Mallabone

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

Public hearing item (required - max 75 characters) Guidebook For Great Communities / Proposed Bylaw 17P2020

Date of meeting Mar 22, 2021

March 12, 2021
Guy & Joni Mallabone (property owners)
1315 Kerwood Cr. SW

Subject: Guidebook For Great Communities / Proposed Bylaw 17P2020

Dear Members of Calgary City Council;

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

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

Alternatively, please do not approve the Guidebook as a Statutory document. While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as aspirational guidance, that can show residents one possibility for redevelopment. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Rowhouse, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by City Council.

Signed,

ISC:

1/2

Unrestricted

Mar 12, 2021

150

8:36:15 AM



Public Submission

City Clerk's Office

Guy & Joni Mallabone

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)	Garnet
Last name (required)	Smith
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Guidebook for Great Communities / Proposed Bylaw 17P2020
Date of meeting	Mar 15, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please refer to letter attached.

247 Eagle Ridge Drive SW
Calgary, Alberta
T2V 2V6

March 12, 2021

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

Attention: Calgary City Council Members

Reference: Guidebook for Great Communities / Proposed Bylaw 17P2020

Dear Members of Calgary City Council;

Please table bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. It is my understanding that over forty communities have formally requested that this proposed Bylaw be tabled.

Alternatively, please do not approve this Guidebook as a Statutory document. While the document contains many useful tools and / or suggestions for the redevelopment of communities, it should be approved for use as “Information Only”, to be used as guidance for use in illustrating to residents one possibility for redevelopment.

Also, please remove from the document Table 1 on page 131, which shows the addition of Semi-Detached, Duplex, Rowhouse, and Cottage Housing Clusters to the Single Family Land Use Bylaw. Decisions regarding Land Use Changes should require approval by City Council, based on a careful review of each community’s needs, independently of others.

Regards

Garnet Smith
247 Eagle Ridge Drive SW
Calgary, AB
T2V 2V6
(403) 246-0671



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)	Sean
Last name (required)	van der Lee
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Guidebook For Great Communities / Proposed Bylaw 17P2020
Date of meeting	Mar 22, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>March 12 2021</p> <p>Sean van der Lee Subject: Guidebook For Great Communities / Proposed Bylaw 17P2020</p> <p>Dear Members of Calgary City Council;</p> <p>Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.</p> <p>Alternatively, please do not approve the Guidebook as a Statutory document. While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as aspirational guidance, that can show residents one possibility for redevelopment. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Rowhouse, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This stretches the concept beyond recognition, and begs further questions about where this process is coming from and where it is going. Any land use change would require approval by City Council.</p>

ISC:

1/2

Unrestricted

Mar 12, 2021

154

9:09:40 AM

Public Submission

City Clerk's Office

Signed,

Sean van der Lee



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) Brett

Last name (required) Wilson

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

Public hearing item (required - max 75 characters) Guidebook For Great Communities / Proposed Bylaw 17P2020

Date of meeting Mar 22, 2021

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

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Alternatively, please do not approve the Guidebook as a Statutory document. While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as aspirational guidance, that can show residents one possibility for redevelopment. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Rowhouse, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by City Council.

Signed,

Brett Wilson

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)	Paul
Last name (required)	Bryden
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)	I respectfully request that Council put aside the vote to amend the LUB and adopt the Guidebook for Great Communities until after Calgary has recovered from the current pandemic to a point that the communities can be engaged face-to-face. I agree that the Guidebook for Great Communities contains many excellent things, but there is also the potential for negative impact to developed historic communities, and significant risk to river communities based on overland seasonal flooding. As this is a critical issue for specific communities and wards, I would suggest that this issue should form part of the uncommping civic election.

ISC:

1/1

Unrestricted

Mar 12, 2021

157

9:18:37 AM

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) Barry

Last name (required) Holizki

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

Public hearing item (required - max 75 characters) Guidebook For Great Communities / Proposed Bylaw 17P2020

Date of meeting Mar 22, 2021

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

Please do not approve the Guidebook as a Statutory document. I did not hear about this wide ranging property development change at all. City Hall engagement is terribly lacking and as a property owner I want proper notice regarding changes to my investment properties. The document should be approved for distribution to property owners only, to be used as aspirational guidance, that can show residents one possibility for redevelopment. Stop changing definitions regarding property densities without providing notice through my annual property tax notice. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Rowhouse, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is a fundamental change to my property and its value - sneaking this type of document through council and passed Calgarians is disingenuous and presumptuous. Any land use change would require approval by City Council AFTER responsible notice to property owners. Please provide the names of the authors of this document.

ISC:

1/1

Unrestricted

Mar 12, 2021

158

2:42:53 PM

**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)	Jeff
Last name (required)	Tonken
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	The Guidebook for Great Communities
Date of meeting	Mar 22, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Attached is a letter expressing my opposition to the Guidebook for Great Communities

To: The City Clerk's office and whomever else it may concern:

I am writing to express my opposition to the Guidebook for Great Communities (the "Guidebook"), specifically regarding the urban form categories and to advocate for heritage designations within certain communities.

The "Neighbourhood Local" urban form category laid out in the Guidebook would allow for single detached houses, duplexes and row houses to be built in Mount Royal (as this neighbourhood would fall into the low intensity subdivision of this category). I am advocating for a fourth category called "Neighborhood Local – Contextual" that would include single detached houses only. This would allow our community to determine where the intensification would best fit in the community and to preserve our existing neighborhood's character which took decades to build. The "one size fits all" approach suggested in the Guidebook will require communities across Calgary to give up the things that make them unique. Blurring the characteristics of these communities will ultimately drive down property value and will further reduce the tax base of these communities in the longer term.

To my second point, the City of Calgary has recognized Mount Royal's heritage nature in studies it has conducted over the years. The Guidebook should allow the option of pursuing a heritage district designation during the local area plan preparation. In turn, this would allow for considerable protection of the single detached housing that is featured throughout both Upper and Lower Mount Royal.

The Guidebook also ignores the restrictive covenants and caveats on many properties that will be affected in the interests of advancing the densification goals in the Zone A and B communities. Many people bought their properties with the understanding that these restrictions protected their properties from certain forms of development and the City needs to respect those restrictions.

I have lived in Mount Royal since I moved to Calgary as a child and I am invested in the preservation of the unique qualities that make it such a desirable place to live. The development made available in the Guidebook would dilute the community and allow poor development that each community on its own would not have otherwise accepted. The Guidebook represents a significant departure from the current approach to development and takes away the rights of Calgarians who are current property owners. I believe the approval process for this type of plan requires discussion and engagement with the communities it will be affecting and that it must be amended to reflect such engagement.

Regards,



Jeff Tonken
President & CEO

Birchcliff Energy Ltd. 1000, 600-3rd Ave SW Calgary, Alberta T2P 0G5
Office: (403) 261-6410 | jtonken@birchcliffenergy.com

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) John

Last name (required) Heffer

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

Public hearing item (required - max 75 characters) Combined Meeting of Council, Guidebook and North Hill LAP

Date of meeting Mar 22, 2021

To members of Calgary City Council:

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

Please add my name to the list of the many citizens who support the suggestions and concerns of Calgary Heritage Initiative and Calgarians for Heritage Districts regarding the Guidebook for Great Communities.



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) Martin and Sheila

Last name (required) Wares

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

Public hearing item (required - max 75 characters) Bylaw 17P2020

Date of meeting Mar 22, 2021

Subject: Guidebook For Great Communities / Proposed Bylaw 17P2020

Dear Members of Calgary City Council;

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

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

Alternatively, please do not approve the Guidebook as a Statutory document. While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as aspirational guidance that can show residents one possibility for redevelopment. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Rowhouse, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by City Council.

signed: Resident since 1984 of Kelvin Grove (R1 community)

ISC:

1/1

Unrestricted

Mar 12, 2021

162

6:24:21 PM



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) Lana

Last name (required) Barrett

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

Public hearing item (required - max 75 characters) Guidebook For Great Communities / Proposed Bylaw 17P2020

Date of meeting Mar 22, 2021

Dear Members of Calgary City Council;

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

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

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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) Chris

Last name (required) Baillie

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

Public hearing item (required - max 75 characters) Guidebook For Great Communities / Proposed Bylaw 17P2020

Date of meeting Mar 22, 2021

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

Dear Members of Calgary City Council;
Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

Alternatively, please do not approve the Guidebook as a Statutory document. While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as aspirational guidance, that can show residents one possibility for redevelopment. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Rowhouse, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by City Council.

Yours truly,
Chris Baillie
1207 Kerwood Cr SW
Calgary, AB

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)	Jane
Last name (required)	Downey
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Guidebook for Great Communities/Proposed Bylaw 17P2020
Date of meeting	Mar 22, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>Subject: Guidebook For Great Communities / Proposed Bylaw 17P2020</p> <p>Dear Members of Calgary City Council;</p> <p>Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.</p> <p>Alternatively, please do not approve the Guidebook as a Statutory document. While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as aspirational guidance, that can show residents one possibility for redevelopment. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Rowhouse, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by City Council.</p> <p>Sincerely, a very concerned resident of Meadowlark Park.</p>

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)	Joel
Last name (required)	Lipkind
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Guidebook For Great Communities / Proposed Bylaw 17P2020
Date of meeting	Mar 22, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	See attached

928 Kerfoot Cres SW, T2V 2M7
March 13, 2021

RE: Guidebook For Great Communities / Proposed Bylaw 17P2020

Dear Members of Calgary City Council;

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

Alternatively, please do not approve the Guidebook as a Statutory document. While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as aspirational guidance, that can show residents one possibility for redevelopment. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Rowhouse, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by City Council.

More public discussion is imperative before Council makes any decision in this matter. Top down dictation of important guidelines for planning that affects communities significantly is not the way we should deal with such important matters.

Signed,

Joel and Sally Lipkind
928 Kerfoot Cres SW
Kelvin Grove Community

**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) Jeanne

Last name (required) Kimber

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

Public hearing item (required - max 75 characters) Letter in Support of the Guidebook - Highland Park

Date of meeting Mar 22, 2021

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



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

March 12, 2021

Mayor and Councillors
City of Calgary

RE: Guidebook for Great Communities – Letter of Support from Highland Park Community Association

We are writing this letter in support of the *Guidebook for Great Communities*. We ask that Council approve the *Guidebook for Great Communities*.

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 rowhouse 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 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 needs both.

The *Guidebook* is intended to be used in the development of future local area plans. It sets out a framework for a standardized classification system and terminology of urban form categories (UFC's), scale modifiers and activity levels that are based on function and usage within a community. These UFC's are broad categories which enable 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*.

I recently attended the Standard Policy Committee on Planning and Urban Development hearing, and it was quite apparent at that hearing that there are many people who are fearful that the *Guidebook* will mean the death of their community as they know it. But the *Guidebook* 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 mature trees lining the boulevards. It must be emphasized that “the Guidebook only applies to communities with local area plans that are completed using the Guidebook” [p. iv]. It does not supplant existing ARP’s or LAP’s until such time as a new local area plan using the *Guidebook* is undertaken for a community.

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 involving community residents, builders and developers, and local businesses as well as professional planners. Is the Guidebook a perfect and finished work? Of course not -- it will necessarily have to evolve over time. Our expectation is that any future changes to the *Guidebook* will follow a similar interactive and iterative process.

Throughout the time of the *Guidebook’s* development, the City staff involved in the process have been courteous, respectful and have demonstrated genuine and thoughtful consideration of the questions, comments and concerns that have arisen over the past few years. They have worked diligently to resolve any of those questions or concerns 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.

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* approved by Council.

Yours respectfully,



D. Jeanne Kimber
President, HPCA



Greg Miller
Development Director, HPCA

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) Patricia

Last name (required) Blaker

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

Date:

Name(s) of property owner

Home Address

Subject: Guidebook For Great Communities / Proposed Bylaw 17P2020

Dear Members of Calgary City Council;

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

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

ISC:

1/2

Unrestricted

Mar 13, 2021

171

10:12:01 AM

Public Submission

City Clerk's Office

characters)

Alternatively, please do not approve the Guidebook as a Statutory document. While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as aspirational guidance, that can show residents one possibility for redevelopment. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Rowhouse, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by City Council.

Signed,

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document.

**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) Simonetta

Last name (required) Acteson

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

Public hearing item (required - max 75 characters) Guidebook for Great Communities and North Hill Communities Local Area Plan

Date of meeting Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters) Please see attached letter on behalf of Crescent Heights Community Association.



To the Mayor and Members of Council,

March 12, 2021

Re: Guidebook for Great Communities and North Hill Communities Local Area Plan

After considerable deliberation, the Crescent Heights Community Association (CHCA) Board has passed the following motion:

The Crescent Heights Community Association does not support the North Hill Communities Local Area Plan and on behalf of our residents we request that our community be removed from the plan until further changes and improvements can be made.

We hope that Council and Administration will seriously consider our request. The CHCA has worked diligently with teams from The City on both the Guidebook for Great Communities (Guidebook) and North Hill Communities Local Area Plan (NHCLAP). Throughout this process, we have repeatedly expressed our concerns and suggestions which we believe are important to ensure a plan that will benefit our residents, provide stability and the opportunity for growth. We want to thank Administration for all their efforts and working with us on those changes that have ensued. In the last months, we submitted a series of amendments to Administration for their consideration. The City has been willing to consider a few of these amendments and they offer some potential improvements. Despite these potential amendments (which are not assured), we feel that our concerns have not been fully addressed. Our drafted amendments have been provided to Administration or are available from us if requested.

Even with some amendments being considered, there are too many parts of the plan that remain unresolved or not addressed to our satisfaction. Some assurances offered are for future work (ie. Heritage guidelines). We have no ability to gauge the effectiveness of this future work until it is completed. Unfortunately, we do not see a reasonable way for either plan to meet the specific needs of our community in the time remaining before Public Hearing.

Our reasons for wanting to be removed from the NHCLAP are summarized below:

1. The NHCLAP does not reference any existing statutory Land Use Bylaw (LUB) land uses. Through policy, the NHCLAP alters what is possible under our existing land uses. Until the Urban Form Categories (UFC's) are reflected in a revised Bylaw, our community will exist in a gap that will create confusion in accepted land uses. This could compromise property values, destabilize our housing (both owner and rental) and resident confidence. The revised LUB must be in place before our current Area Redevelopment Plan (ARP) is rescinded.



2. There is no unique vision for Crescent Heights recognized in the plan; the current one vision for all communities does not work.
3. We want to see a progressive plan which provides more emphasis on growth on our main streets so that these vital areas will develop before intense growth is considered in lower density areas of our community.
4. We request targets for each community for housing mix, retail and office, public open space, and mobility based on what each community determines is essential and needed for change over time; base these targets on community demographics and trends.
5. Our property owners need to be better informed of the impact of urban form categories (UFC) and building scale. Building scales in the current NHCLAP need to be revised.
6. We request specific details on urban forest retention and how it will be enforced.
7. We request guarantees for sufficient public open space and recreation facilities in the future as density increases.
8. Heritage asset guidelines need to be outlined before Crescent Heights can assess their impact on the community. There are no infill guidelines in either the NHCLAP or the Guidebook for residents to use to oppose, support, or guide redevelopment.

There are many worthwhile portions of both plans. The Guidebook contains guidelines for commercial and mixed development that we continue to support, especially in our main street areas. The creation of a multi community local area plan has many benefits for both the City and involved communities and can be a much more efficient and economical tool for future planning. Adding density to established areas to reduce urban sprawl is necessary and we believe it is possible to achieve this without creating dramatic changes in development intensity and community character.

The current direction of The City, with respect to the creation of Zone 'a' in the Guidebook, puts undue pressure on the established communities in the inner city and compromises the collection of successful, eclectic, heritage rich, and stable communities to achieve goals in the Municipal Development Plan (MDP) that could be met with much more sensitive policies and guidelines. The anticipated loss of heritage assets and urban forest is most concerning for us.



Crescent Heights is a special place in our City: diverse, rich in heritage, eclectic, and open to change and evolution. We want to see growth that better considers what is valuable and unique in our community. Residents and communities need to be listened to.

With continued work both these plans can address the goals of the MDP, and create positive change. We urge The City not to rush the approval of a plan that could be so much better. Please provide the opportunity to consider the unique assets of the communities that are part of this plan. Please allow the necessary time to evaluate the changing influences of COVID, a struggling downtown core, altered population forecasts, and subsequent changes in residential and workplace preferences.

By email only

Simonetta Acteson, North Hill Communities Working Group, CHCA Representative

On behalf of the Crescent Heights Community Association

cc. Teresa Goldstein, Manager – North Area, Community Planning, City of Calgary

Renfrew Community Association

Rosedale Community Association

Capitol Hill Community Association

Highland Park Community Association

Mount Pleasant Community Association

Tuxedo Community Association

Winston Heights/Mountview Community Association

Thorndcliffe Greenview Community Association

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) Michael

Last name (required) Read

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

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

Date of meeting Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters) The Elboya Heights Community Association submits the attached letter expressing our concerns regarding the Guidebook for Great Communities and a proposal for a revision which address these concerns. We plan to speak at the Public Hearing



March 15, 2021

TO: Mayor and Council, City Clerk

RE: The Guidebook for Great Communities

Public Hearing, March 22, 2021

Mayor and Council:

The Municipal Development Plan sets out the foundation, principles, and key directions for Calgary's long-term planning. The Guidebook for Great Communities is a key planning document implementing MDP policies.

The main goals relative to the redevelopment of established residential neighbourhoods like Elboya and Britannia will be to provide more housing for anticipated population growth and to provide a wider choice of housing types.

In general, the Elboya Heights Britannia Community Association EHBCA agrees with these goals. Calgary needs to find room for future population growth.

However, the Guidebook will also significantly negatively impact neighbourhoods like ours. It does not adequately address the value of preserving our quiet, stable, mature neighbourhoods. It does not comply with *MDP Section 2.3.2 Respecting and Enhancing Neighbourhood Character*.

We believe that the growth expectations can be achieved through thoughtful focused redevelopment while still respecting the character and context of neighbourhoods like Elboya and Britannia.

We propose the following revision to the Guidebook which will meet the growth needs and still respect the character of established neighbourhoods.

Revision to Guidebook Section 2.8 Neighbourhood Local Policies

Neighbourhood Local, Limited Scale Residential Neighbourhoods

The Guidebook for Great Communities defines Neighborhood Local as the lowest density residential Urban Form Category. It is modified by the Scale Modifier: Limited Scale.

Section 2.8 (p 47-49) sets out the policies applied to the Neighbourhood Local UFC.

However, the policies are unclear and ambiguous. They create uncertainty and unpredictability for future redevelopment. They do not comply with the Municipal Development Plan which sets

the expectation and policies that existing neighbourhood character should be respected, and local context should be considered.

Concerns

1. Map Zones

A new concept in the 2021 version of the Guidebook is the division of developed Calgary into three zones: Zone A. Inner City, Zone B. Established Area and the Remaining Area. Each has different expectations of growth and policies.

The concept of Map zones is described:

“Map 1 identifies zones with additional policies to guide low density residential forms at different intensities within the Limited Scale modifier. Zone A and B present the greatest opportunities for residential infill development.” p 47

Limiting “residential infill development” to Zone A and B means that these Zones will bear the brunt of redevelopment. Better opportunities outside these zones will not be taken advantage of.

Why concentrate new redevelopment in Inner City neighbourhoods that are already highly impacted by past and ongoing redevelopment?

CONCERN: Infill redevelopment should be encouraged wherever it makes sense as will be defined in future Local Area Plans. Map Zones should be eliminated.

2. Residential Intensity

The 2021 Guidebook introduces the concept of “Limited Scale Residential Intensity”: Higher, Moderate, Lowest. Intensity is a modifier of the Limited Scale modifier. There is no policy defining what these intensities mean. They are not specified in the Glossary nor in the section on Limited Scale (Section 2.23, p 78).

They are discussed in Appendix 2: Neighbourhood Local Limited Scale Residential Intensity. The only concrete description of what Intensity means is set out in Table 1 which identifies structure type and current Land Use Bylaw districts relative to each Intensity.

However, the Appendix is “not statutory”, “may be used to guide conversations”, and “may be amended”.

It seems to provide clarity, but it does not provide any certainty.

CONCERN: there is no certainty or predictability regarding what Residential Intensity means. Residential Intensities should be clearly defined.

3. Combining Different Residential Forms in Lowest Intensity

Although Appendix 2 is not binding, it does indicate what is planned.

The current Land Use Bylaw has multiple Districts which provide clarity, certainty, and predictability for redevelopment. The proposed Lowest Intensity combines the current three residential housing districts (R-C1, R-C1N, R-C1L) into one Intensity.

This generates ambiguity, uncertainty and unpredictability for redevelopment. Why do this?

CONCERN: Combining the current three residential housing districts into one Intensity creates ambiguity. An additional intensity should be created to include more detail similar to the three Districts in the current Land Use Bylaw.

4. Neighbourhood Character

The Municipal Development Plan sets the expectation and policies that existing neighbourhood character should be respected, and local context should be considered.

“MDP 2.3.2 Respecting and enhancing neighbourhood character

Objective: Respect and enhance neighbourhood character and vitality.

Activity Centres and Main Streets and other comprehensive redevelopments provide some of the greatest opportunity for positive change. However, significant change can impact adjacent low-density residential neighbourhoods. Attention must be paid to ensuring that appropriate local context is considered when planning for intensification and redevelopment.

Policies

a. Respect the existing character of low-density residential areas, while still allowing for innovative and creative designs that foster distinctiveness.” p 41

CONCERN: Guidebook Section 2.8 does not comply with the MDP. A mechanism should be created to conserve areas that respect existing neighbourhood character and considers local context and heritage.

Rational for the Proposed Revisions to Section 2.8

The proposed revision to Section 2.8 is below. The following is the rationale behind the revisions.

The *Purpose and policy 2.8.a* are unchanged.

The first paragraph of *Limited Scale Residential Intensity Policies* is unchanged.

Map 1 and subsequent discussions about Map Zones are deleted.

Definitions of Residential Intensities are set out in policies 2.8.b. Higher, 2.8.c. Moderate, 2.8.d. Lowest, and a new 2.8.e. Conservation Residential Intensity.

Conservation Residential Intensity is intended to be applied to the core areas of existing quiet, stable, mature neighbourhoods. It implements MDP policy 2.3.2.

The intent is to conserve the existing character, context and heritage of the neighborhoods that make Calgary such a great city.

It achieves this by retaining similar planning and design guidelines and rules that were used to develop these neighbourhoods and are currently being used for redevelopment. It is expected these rules will be similar to the existing Land Use Bylaw rules as applies to the existing Districts. The certainty and predictability provided by the existing districts is preserved.

Focused Redevelopment

Policies 2.8.f, g, and h set out the sequence of planning focus to be applied during the Local Area Plan process.

Focused Redevelopment applies the practice of separating areas of different housing types that is successfully used by the Development Industry in designing ALL Calgary's new subdivisions. One can assume that the development industry knows what Calgarians want and how Calgarian's "vote with their pocketbook". They DO NOT mix housing types.

Policy 2.8.f. Areas of Higher Intensity. The LAP process would initially focus on high intensity redevelopment on busier streets and adjacent to Main Streets and Activity Centres.

This focused redevelopment provides by far the greatest opportunity to address the growth requirements and increased housing type choices that the MDP envisages.

If applied thoughtfully and wherever there are opportunities, the vast majority of the growth requirements can be accommodated.

Policy 2.8.g. Areas of Moderate and Lowest Intensity. After the Higher Intensity areas are defined, the LAP process would look at a transition area adjacent to the Higher Intensity areas. These areas will provide growth and choice opportunities.

The LAP process could easily fulfill all the growth and choice expectations of the MDP through the thoughtful and creative application of policies 2.8.f and g.

Policy 2.8.h. Areas of Conservation Intensity. The remaining core of the existing neighbourhoods would be designated Conservation Intensity as described above. Since a well thought out and creative LAP will have already fulfilled the MDP growth and choice goals, there is no longer any need to impact the character, context, and heritage of the existing neighbourhoods. MDP Policy 2.3.2 can be honored.

We believe that this achieves a balance between meeting the growth and housing choice aspirations envisaged by the MDP and honoring the life choice of hundreds of thousands of Calgarians who simply want to live in a quiet, stable, mature neighbourhood.

Respectfully

Michael Read

VP Development,

Elboya Heights Britannia Community Association.

2.8 Neighbourhood Local Policies

Purpose

- a. A local area plan should identify Neighbourhood Local areas of a community with the following characteristics:
 - i. residential uses and built forms;
 - ii. low to moderate transit service; and,
 - iii. low pedestrian activity along public streets.

Limited Scale Residential Intensity Policies

Neighbourhood Local areas support a range of low density housing forms when the applied scale is three storeys or below (Limited Scale). At this scale, buildings are typically two to three storeys in height and oriented to the street. The Guidebook recognizes that a range of housing types are encouraged in Neighbourhood Local areas, but the age, layout and physical characteristics of communities may influence how and where these low density housing forms are developed.

The following are additional policies to guide low density residential forms at different intensities within the Limited Scale modifier.

- b. Higher Residential Intensity: This modifier includes a broad range of ground-oriented building forms, including single-detached, semi-detached, duplexes, rowhouses, townhomes, stacked townhomes, and cottage housing clusters.
- c. Moderate Residential Intensity: This modifier includes a broad range of ground-oriented building forms, including single-detached, semi-detached, and duplexes.
- d. Lowest Residential Intensity: This modifier supports single-detached dwellings.
- e. Conservation Residential Intensity: This modifier supports contextually sensitive redevelopment consistent with existing low density residential forms in mature areas, as per the Municipal Development Plan Policy 2.3.2 Respecting and Enhancing Neighbourhood Character, and as defined by a Local Area Plan.

Areas for Limited Scale Residential Intensity

A local area plan should identify Limited Scale Residential Intensity areas within Neighbourhood Local areas:

- f. Areas of Higher Intensity, low density residential forms should be supported:
 - i. on collector or higher-order streets as identified in the Calgary Transportation Plan; and as defined by a local area plan: and,
 - ii. adjacent to Main Streets, transit station areas and other Activity Centres as defined by a local area plan.
- g. Areas of Moderate and Lowest Intensity, low density residential forms should be supported adjacent to areas set out in 2.8.f, as defined by a local area plan.
- h. Areas of Conservation Intensity, low density residential forms should be supported in all areas not identified in 2.8.f or 2.8.g, as defined by a local area plan.

**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) George

Last name (required) Bezaire

What do you want to do? (required) 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'm not in favour of the Guidebook of Great Communities. While it has some good aspects, it should be amended before approval by council. I'm a resident of Mount Royal and am of the view that if approved unamended, it would have a irreversible, negative impact on the heritage communities of Mount Royal, Elbow Park, Roxboro, Rideau and Cliff Bungalow.

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)	Keith
Last name (required)	Brereton
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Feedback on the proposed Guidebook for Great Communities
Date of meeting	Mar 22, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Attached is a letter to the Mayor and City Councilors expressing my thoughts on the Guidebook for Great Communities which will be discussed in a Public Hearing during the upcoming March 22nd City of Calgary council meeting. I would be attending the hearing and voicing my opinion in person if not for the Covid 19 restrictions.

To. themayor@calgary.ca;
 ward.sutherland@calgary.ca;
 joe.magliocca@calgary.ca;
 jyoti.gondek@calgary.ca;
 sean.chu@calgary.ca;
 george.chahal@calgary.ca;
 jeff.davison@calgary.ca;
 druh.farrell@calgary.ca;
 evan.woolley@calgary.ca;
 gian-carlo.carra@calgary.ca;
 ray.jones@calgary.ca;
 jeromy.farkas@calgary.ca;
 shane.keating@calgary.ca;
 diane.colley-urquhart@calgary.ca;
 peter.demong@calgary.ca;
 cityclerk@calgary.ca

March 13, 2021

Subject: Feedback on the proposed Guidebook for Great Communities

Hi to the Mayor, City Councilors and the City Clerk.

I am writing this letter to express my thoughts on the Guidebook for Great Communities (the “Guidebook”) which will be discussed in a Public Hearing during the upcoming March 22nd City of Calgary council meeting. I would be attending the hearing and voicing my opinion in person if not for the Covid 19 restrictions.

Once approved, the Guidebook will be a document that will set out new policies which will define what types of buildings can be built throughout Calgary for years to come.

I live in a residential area that is currently zoned as R1-C. Under the Guidebook, the area will be re-designated as Zone B. The Guidebook indicates that Moderate and Lowest Intensity (houses, duplexes and infills) redevelopment should be supported in ALL Zone B areas and rowhouses and multi-unit building redevelopment should be supported on collector streets.

Consequently this means that our current R1-C zoning which only allows single detached dwellings will be abolished and infill houses on narrow lots, side-by-side duplexes and top-bottom duplexes would be allowed to be built anywhere within the community. Rowhouses, townhouses and multi-unit building redevelopment will be allowed on certain streets. This means that future redevelopment will allow a single detached dwelling to be torn down and replaced with any of the allowed housing types anywhere within the community. There will be no certainty or predictability about what type of structure will be built where and will lead to ad hoc random redevelopment and a hodge-podge of building types throughout the community.

My preference is the Guidebook should be scrapped in its entirety as the current Land Use Bylaw already creates great communities. I believe that the City Council and the City Administration should not be wasting their time on such an initiative, but rather spend its time on useful items that will actually create great communities such as promoting new businesses to establish in our derelict downtown core. With the collapse of Alberta's oil industry and the outcome of the Covid 19 restrictions, I see no reason that the city should be promoting densification of the existing inner city communities.

However, if the City Council and the City Administration decides to continue wasting time and promoting the Guidebook, I fully support the inner city Community Associations which are proposing the following revisions to the Guidebook:

- Create a new "Neighbourhood Local Preservation" Zone that retains the existing Land Use Bylaw District districts, rules and uses,
- Allow the Local Area Plan to identify the appropriate areas in which to focus intensification, and
- Designate all areas NOT identified for intensification in the Local Area Plan to be "Neighbourhood Local Preservation" Zones.

This simple revision would:

- Provide the needed density increases should densification be warranted;
- 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 which have separate areas of different housing forms;
- Provide more certainty to the development and building industries; and
- Provide more predictability and less needless impact to the majority of Calgarians who live in stable, low-density neighbourhoods.

I also strenuously object to the title of the document as the "Guidebook for Great Communities". This title is totally misleading. The title should be "Rules for Increasing Density in Established Communities". The aim of the Guidebook is not to create great communities, but rather to allow higher density in the existing inner city communities. Also, it is not a "Guidebook" but rather a statutory document detailing the type of buildings that will be allowed in various areas. The title should accurately reflect the content of the document.

If you want to discuss my concerns further please contact myself at brereton1@shaw.ca or by phone at 403-243-5652.

Thanking You
Keith Brereton

P.S. Please ensure this letter is included as part of the record and agenda for the City of Calgary council meeting. Towards that end, I have also submitted a copy of this letter to the city's online submissions portal.

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) Barbara

Last name (required) Heynen

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

Public hearing item (required - max 75 characters) Proposed Bylaw 17P2020

Date of meeting Mar 22, 2021

Saturday, March 13, 2021

Subject: Guidebook For Great Communities / Proposed Bylaw 17P2020

Dear Members of Calgary City Council;

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

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

Alternatively, please do not approve the Guidebook as a Statutory document. While the document contains many useful tools or suggestions for redevelopment of commu-



Public Submission

City Clerk's Office

nities, it should be approved as information only, to be used as aspirational guidance, that can show residents one possibility for redevelopment. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Rowhouse, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by City Council.

In my opinion there has not been enough public awareness and public input into the development of this guidebook.

Saturday, March 13, 2021

Barbara Heynen

Home Address: 1211 Killearn Ave SW

Subject: Guidebook For Great Communities / Proposed Bylaw 17P2020

Dear Members of Calgary City Council;

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

Alternatively, please do not approve the Guidebook as a Statutory document. While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as inspirational guidance, that can show residents one possibility for redevelopment. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Rowhouse, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by City Council.

Sincerely,

Barbara Heynen

**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)	Patricia
Last name (required)	Muir
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)	Please find attached a letter of comment from the University Heights Community Association (UHCA) Board for consideration at the Public Hearing on the Guidebook for Great Communities. I am submitting this item on behalf of the UHCA as a Director at Large and member of the UHCA Development Committee. Please do not hesitate to contact us if further information is required. Sincerely, Patricia Muir



University Heights Community Association
c/o 3427 Utah Crescent N. W.
Calgary, AB T2N 4A9
March 12, 2021

City Clerk #8007, The City of Calgary
P. O. Box 2100, Station "M"
Calgary, AB T2P 2M5
E-mail: cityclerk@calgary.ca

Dear Mayor Nenshi and City Council:

Re: Combined Council Meeting - Public Hearing, March 22, 2021
Item: *The Guidebook for Great Communities*

This letter is to ask for your support in postponing enactment of the *Guidebook for Great Communities*. We request this so further reflection can be given to the document, which will become statutory, and affect all City planning going forward. As you know, during the pandemic, all levels of government have granted time concessions. We suggest the *Guidebook* is a critical issue for Calgarians that is worthy of more extensive engagement, particularly with affected inner-city communities.

Within our community, the awareness of the *Guidebook* and its ramifications is low. Given the potential magnitude of how planning will be restructured and how it will impact our communities, we seek a pause in this process so that meetings can be arranged and a dialogue between the City Planning Department and your constituents can take place.

Following review of the *Guidebook for Great Communities*, we have a number of serious concerns that we believe should be addressed prior to enacting this document. First, we are concerned with the language. We find the wording of this statutory document vague; words such as "may", "consider(s)", "encouraged" and "should" do not give clear direction and can easily result in misunderstanding of expectations by various stakeholders. Developers may have a different understanding than community members where these terms are applied, leading to conflict and developments which are not considerate of community, and city-wide goals, such as promotion of active transportation and public transit use.

The actual Principles and Goals stated in the *Guidebook* appear misplaced. Issues such as housing, equity and employment, are city-wide concerns that cannot be resolved within each community. These challenges need to be addressed in a specialized and focused manner over the entire city and not solely in inner city communities. One can argue that within Calgary, we have already achieved many of the stated goals, for example: "varied inclusive and affordable" housing. A variety of housing types may not all be available within each community, but they do not need to be present as long as they are relatively well distributed and available within the city as a whole. Compared to other large Canadian cities such

as Vancouver or Toronto, Calgary is a leader in terms of affordability and lifestyle: named most livable city in North America.

Another concern for the stated goals is that no metrics are given to quantify the need, nor the targets to achieve. The lack of metrics impedes transparency to affected communities and does not allow Calgarians to know if proposed changes have created progress towards the aforementioned goals. As we have stated, there is little awareness of your constituents and that alone concerns us. These stakeholders need to know how these proposed changes will affect them and their communities. There has been little dialogue from the City to create necessary awareness, not just in our own neighbourhood, but throughout Calgary.

Another major concern with the document is, ironically, its lack of a plan. It is represented by a loose strategy that is of concern to our residents and creating a great deal of uncertainty. Compared to a plan that actually defines where growth occurs through land use designations, this strategy allows for development in an unfocused manner throughout the inner-city. Although the majority of intensification is suggested to occur on major arteries and nodes, the *Guidebook* does not appropriately restrict or prioritize development within these active nodes. It is clear the document is promoting a mixed-use designation everywhere within what the document defines as the “established communities”.

The greatest concern for our community is the language suggesting that development of multifamily residential buildings will be possible anywhere in Calgary, and by extension, in the middle of single family residential neighbourhoods. The possibility of this “blanket” up-zoning is very distressing to residents and it is incumbent on City Council to clarify this issue prior to approving the *Guidebook*. Either the intention of the *Guidebook* is to allow multifamily developments in single family residential areas or it is not.

Our concern with allowing multifamily developments in residential areas is the erosion of quality of life, loss of property values, loss of urban forest and permeable land surface, urban decay and significant churn. These are likely not the intended consequences of the *Guidebook*, but they are real possible outcomes. The present system of land use designation, which restricts housing typology to specified zones, promotes stability and certainty. Should this be removed, low quality developers with little commitment to a community can purchase lots at a relatively inexpensive rate and develop low quality, multifamily units which do not respect community context and are not located in a manner which encourages local and alternative transportation or use of existing resources.

Although we have additional concerns with the *Guidebook* such as the logic of dividing the city into different rings of development, these are our main concerns. We hope you will agree that more time is required for ALL Calgarians to be informed about the *Guidebook* and to express their opinions to their councillors so that they can represent them accordingly.

Yours sincerely,



University Heights Community Association Board
Patty Auger, CPA-CA, CFP
UHCA President

**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) Carolyn

Last name (required) Preston

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

Public hearing item (required - max 75 characters) History of Calgary

Date of meeting

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

I am very worried that the history of Calgary, through its architecture, is being lost. I would hate for this to continue as it went on during the '70's and '80's.



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) Alice

Last name (required) MacLean

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

Public hearing item (required - max 75 characters) Guidebook For Great Communities / Proposed Bylaw 17P2020

Date of meeting Mar 22, 2021

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

Dear Members of Calgary City Council;

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

Alternatively, please do not approve the Guidebook as a Statutory document. While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as aspirational guidance, that can show residents one possibility for redevelopment. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Rowhouse, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by City Council.



March 3, 2021

Dear Ms. Kahn:

RE: Support for The City of Calgary Guidebook for Great Communities ("Guidebook")

Thank you for the opportunity to provide support for the Guidebook. AHC appreciates the time and effort that has gone into the production of the document and recognizes the shared goal of stewarding activities in the city to create communities that are even better than the city we live in today.

I will write specifically in support of Principle #1- Opportunities and Choice and Goal #1- Promote Housing Options.

AHC's mission is to provide affordable homeownership options for Calgarians. We work with partners to design, develop and build inclusive projects in Calgary's communities from the central business district to the new emerging communities at the city's edge, and all places in between. As such, we were pleased to see that the first principle and goal directly references **diverse housing and promoting housing options that are varied, inclusive and affordable.**

Embedding the opportunity for Calgarians to have greater choice in a variety of housing types across all communities is a key component of become an even more caring, diverse, vibrant, safe and resilient city.

As with all things, Principle and Goal statements are a good start. The hard part in achieving the goals is putting in place a clear and strong land use policy to support those Principles and Goals.

AHC also supports creation of an effective, clear, and modernized land use bylaw that embeds logical and common sense based rules for development that enable the Principles and Goals of the Guidebook and provides certainty and clarity for those engaged in building the city.

Thank you for the opportunity to write this letter of support.

Sincerely,

Jaydan Tait
President & CEO

Public Submission

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First name (required)	Bruce
Last name (required)	Campbell
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Guidebook For Great Communities / Proposed Bylaw 17P2020
Date of meeting	Mar 22, 2021

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

Dear Members of Calgary City Council;

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

Alternatively, please do not approve the Guidebook as a Statutory document. While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as aspirational guidance, that can show residents one possibility for redevelopment. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Rowhouse, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by Calgary City Council.

March 9, 2021

Attn: City of Calgary Council Members

Re: Support for the Guidebook for Great Communities

VIA EMAIL

Dear Councillors:

HomeSpace Society (HomeSpace) supports the adoption of the Guidebook for Great Communities. We feel that documents such as this help to create more opportunities for the development of affordable housing and ultimately, more diverse and inclusive neighbourhoods, which in turn supports the citizens that we serve no matter their cultural background, age, or financial means.

We know the need for affordable housing in our city is great – nearly 3,000 individuals and families are experiencing homelessness and 100,000+ Calgary households are predicted to be in core housing need by 2025. Our city requires 15,000 new units of affordable housing to meet the demand.

Sourcing suitable locations for new affordable housing developments is a challenge for providers. We are supportive of legislation and policy that creates more opportunities for innovative and diverse models of housing throughout Calgary. Additionally, we support design that is inclusive of all modes of transportation and the relaxation of parking minimums, as we represent more than 850 individuals who rely on City transit and safe walking and cycling pathways rather than vehicles to move about their community.

We look forward to your continued leadership in making affordable housing a priority and ensuring there is a *Home for Everyone in our Community*.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Matt Vermunt', with a horizontal line extending to the left.

Matt Vermunt
Director, Development and Acquisitions
HomeSpace Society

TO: Members of Calgary City Council by way of online submission
Other Heritage advocates by way of email:
Elbow Park Residents Association
Calgarians for Heritage Districts
Heritage Calgary
Heritage Planning
City Administration in charge of the Guidebook for Great Communities

FROM: John Heffer, Elbow Park resident

DATE: March 2, 2021

I am writing in support of certain principles expressed in the City of Calgary's "Guidebook for Great Communities":

- A Great Community fosters identity and pride in the community
- A Local Area Plan should include "protection and enhancement of architectural, urban and natural features that contribute to a feeling of local identity and a sense of place"

In my experience as a resident of Elbow Park who has lived in the same house almost continuously since 1952 (and owner since 1970), I feel especially connected to my neighbourhood through the people who lived in my house since it was built in 1920. Indeed, three of the former residents have visited in the last 10 years to explore 'their' house and to reminisce about the neighbourhood.

I want to emphasize that my connection is not that I share the same address as these former residents, *but that I share the same house* – they slept in my bedrooms and dined in my dining room. If the house is not preserved, the feeling of local identity will be eroded. Although my occupancy is not typical, this connection will be true also of those who follow me as owners of my house.

As you read this, you will not feel the same connection as I do, but let me tell you something of these former residents. They would all be delighted that their house is now a Designated Heritage Resource, as are my neighbours in Elbow Park, and as will be its next owner.

- 1920 – 1922, and 1925 – 1928: Optometrist *William H. Hattel and his wife Tracie*. They moved to Canada in 1912 from Kalamazoo, Michigan and built the house in 1920. They were 60 and 52 in 1920, so may have built it as a future retirement home, but they moved back to Kalamzoo, and died there.
- 1923 – 1924: *Arthur H. McGuire*, Manager of Canada Cement rented the house from the Hattels
- 1928 - 1947 the house was owned by *Pauline Gillies*, and occupied by her widowed daughter-in-law *Margaret Gillies* and grandson *Don Gillies*. Don, at age 88 and living in North Vancouver, paid a nostalgic visit in 2012 to the house he lived in from age 4 to 18, and shared memories of the house. His initials are carved into a door in the basement.
- 1946 - 1947 the house was occupied by Pauline's grand-daughter *Dorothy Kendall* and her husband *Robert E. Kendall*, a salesman with Nesbitt Thomson & Co.
- 1947 - 1960 '*The Bank House*'. In 1947 the house was purchased by *The Canadian Bank of Commerce* as a residence for the managers of its main branch, serving as an upscale venue for entertaining customers. The bank families were:
 - 1947 - 1952 *C. Harvey Baker* and *May Baker*
 - 1952 - 1955 *Arthur S. Heffer*, *Trudy Heffer* and children *John* (present owner) and *Kathryn*.
 - 1955 - 1958 *Bruce Blandford*, *Vickie Blandford*, and children *David* and *Barbara*. David, living in Toronto, paid a nostalgic visit in 2018 to the house he lived in as a boy.
 - 1958 - 1960 *Roy Cunliffe* and *Martha Cunliff*. I remember Roy treating me to a tour of the house on a brief holiday of mine to Calgary in 1960.
- In 1960, the bank sold the house to John and Mary Hutton
- 1960 - 1970 *John Hutton*, retired owner/manager of Inglewood Golf Club, and *Mary Hutton*. In 1970, the Huttons sold the house to my wife and me. Hutton knew I was connected to the neighbourhood, and to his neighbours, and granted us a mortgage personally. We owed him much more than money.
- 1970 - 1972 *John Heffer*, (see 1952 - 1955) employed by and retired from Husky Oil, and his wife *Linda Heffer*, software developer (and Block Watch Captain).

- 1972 - 1974 the house was rented to Linda's Winnipeg classmate *Barbara Leary* & her husband *Jack*, who lived here with their sons *Scott* and *Paul*. Scott, living in Colorado, paid a nostalgic visit in 2019 with his children, to the house he lived in as a boy. Barbara is still a good friend, and she loves to visit me in 'her' house from time to time.
- 1974 - ?? *John Heffer, with his wife Linda* until her death in 2012.

CONCLUSION:

Heritage is history that we care about.

I ask that Calgary City Council amend the Guidebook for Great Communities, now or in the future, to uphold its stated principles by giving more power to communities to protect their built heritage and preserve the character of their neighbourhood.

A good start would be to respect and include the priorities of neighbourhoods in the ongoing process of Local Area Planning.

Public Submission

City Clerk's Office

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First name (required)	Alice
Last name (required)	MacLean
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Guidebook For Great Communities / Proposed Bylaw 17P2020
Date of meeting	Mar 22, 2021

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

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First name (required) Michael

Last name (required) Makinson

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

Public hearing item (required - max 75 characters) Guidebook For Great Communities / Proposed Bylaw 17P2020

Date of meeting Mar 22, 2021

To Members of Calgary City Council:

We live in Kelvin Grove (R1 zoning). We respectfully ask you to table Bylaw 17P2020 until after the Municipal election in October 2021. This will give voters the opportunity to ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

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

In addition, please do not approve the Guidebook as a statutory document. While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as aspirational guidance, that can show residents one possibility for redevelopment.

Lastly, please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Rowhouse, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by City Council.

Thank you.



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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) Constance

Last name (required) Kirkpatrick

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

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

Date of meeting Mar 22, 2021

Please read entire letter that is attached (it is partially copied below).

Dear Mayor Nenshi and City Councillors,

Re: Opposition to The Guidebook for Great Communities

I am writing regarding the proposed Guidebook for Great Communities. Specifically, I am concerned about the proposed re-designation of the zoning and land use permitted in Elbow Park.

I have been a resident of the Elbow Park Community for over 50 years. My husband and I chose to live here for several reasons, including but not limited to:

- the community itself and its natural beauty
- it is a neighbourhood of single-family homes
- the historical architecture, much like older cities in Canada that have preserved historical communities
- green space offered by current set-back requirements and lot sizes
- neighbours know each other and work together to keep the community safe and clean

We originally came from Toronto and moved to Calgary to raise our family in a commu-



Public Submission

City Clerk's Office

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

nity that has a small-town feel within a greater City.

I would like to:

- submit the comments in the letter below regarding the Guidebook for Great Communities; and
- express my opposition to the Guidebook for Great Communities as written.

We are deeply concerned that the policies of the current version of the Guidebook will have a negative impact on our community and request the following amendments:

-Please add:

- a housing category to preserve neighbourhoods of single-detached family homes
- more protection for heritage homes, character defining streets and mature trees
- criteria to maintain current lot coverage, lot width, height and setback requirements.

Thank you for your consideration of our suggestions.

Elbow River and Environmental Concerns

Our home is situated near the banks of the Elbow River. Sadly, the Elbow River is now polluted and contaminated with e-coli. It is my understanding the e-coli comes from fecal matter but the source has not been determined by the City, so this freshwater body is not able to be freed of contamination.

The Elbow River water eventually makes its way to the Hudson's Bay. We have an obligation as citizens to keep our rivers clean, keeping in mind water users downstream. Over the years, with the increased population in the City and the increased urban density surrounding Elbow Park (i.e Marda Loop, Beltline and Mission areas), we have witnessed the Elbow River being used by tens of thousands of people over the spring and summer months. As a result, there ar

March 13, 2021

VIA EMAIL

Attention: Mayor Nenshi and Calgary City Councillors

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The Elbow River water eventually makes its way to the Hudson's Bay. We have an obligation as citizens to keep our rivers clean, keeping in mind water users downstream. Over the years, with the increased population in the City and the increased urban density surrounding Elbow Park (i.e Marda Loop, Beltline and Mission areas), we have witnessed the Elbow River being used by tens of thousands of people over the spring and summer months. As a result, there are rafts abandoned along the banks, bathing suits, beer cans and garbage littered all the way along from the Glenmore Reservoir, through Sandy Beach, along Riverdale, through Stanley Park and along Rideau/Roxboro. Without question, there has been a devastating impact on this fresh water body.

I note that the City of Calgary is a sponsor of the Elbow River Watershed Partnership (ERWP), which aims to "work together for a healthy river watershed" and sets out several goals, including to "minimize the negative impacts of land uses on water quality and quantity", as well as to, "Encourage individuals and communities take responsibility to protect and enhance water quality and quantity in the Elbow River Watershed".

In regard to land use along the Elbow River it is interesting to note on the "Fact" page of ERWP's website the answer to the question of, "Why should future development be limited or carefully managed on the Elbow River alluvial aquifer?", some of which states:

Land use, whether it be urban, rural residential, commercial or agricultural in nature, has the potential to negatively affect groundwater quantity and quality, and Elbow River water quality. For example, road salted-icing chemicals, effluent from on-site septic systems, detergents, fertilizers and other agricultural chemicals, animal waste, hydrocarbons and other pollutants have the potential to flow into the Elbow River once they enter critical aquifer recharge areas. **To help protect water quality in the Elbow River watershed, development and other land use activities should be restricted in these aquifer zones.** If permitted, they should be carefully managed and their impacts mitigated where practical. **Proper planning and management will benefit not only the aquatic environment, but downstream water users as well.**

[Emphasis added]

(Source: <https://erwp.org/index.php/groundwater-and-our-alluvial-aquifer/52-erwp/elbow-river-watershed>)

Elbow Park community gets its name from the Elbow River and as a community member, I feel very strongly about protecting this fresh water body. The proposals in the Guidebook for Great Communities, do not take into consideration the negative environmental impact increased density in Elbow Park will have on the Elbow River and its eco-system. As mentioned, we have already witnessed the devastating impact Calgary's increased population and increased density in areas surrounding Elbow Park have had on the Elbow River - the Elbow Park river valley is tired and needs less people, not more, accessing it. Calgarians have an obligation to keep the Elbow River clean and free from contamination for downstream water users.

The City of Calgary has closed trails along the Elbow River to prevent further erosion of the river bank and Britannia slopes - I question how higher density in this community and its immediate surrounding areas could possibly make any sense given the state of the banks/slopes along the Elbow River?

According to a 2004 study entitled, “Impacts on Water Quality in the Upper Elbow River” by Alberta Environment and the City of Calgary:

The Elbow River Water Quality Steering Committee and Task Force (1993) identified the Elbow River watershed as a very important resource, and recommended a definite need to recognize growing land use and development pressures along the entire river system, and to undertake measures to provide protection, including an improved and integrated water quality monitoring program. In addition, the Upper Elbow River Instream Objectives Working Group, established in 1997, agreed that because of its unique nature the upper Elbow requires instream objectives designed to protect the aquatic and riparian ecosystems, and preserve current and future human use of water in the basin. They concluded that, while quantity and quality of water in the upper Elbow was good when compared to requirements for the aquatic ecosystem and human uses, some deterioration in water quality was occurring.

(Source: <https://open.alberta.ca/dataset/321b2ca3-4aeb-4734-b151-20a18dd18955/resource/21c99e4c-20d9-4d5e-8f11-820cf98faae8/download/impactswaterquality-upperelbowriver-2004.pdf>)

Other Environmental Concerns, Public Transportation and Areas/Communities Needing Attention

I also have concerns about the impact increased density will have on climate change. Has the City conducted a study on the impact higher density areas vs. the impact providing better public transportation throughout the City will have on CO2 emissions? Most major cities have LRTs, subways, streetcars or buses, going into every single community. Higher density living does not necessarily translate into increased “walkability” and positive environmental impacts - to make a true impact on CO2 emission reductions, we need people out of their cars and using public transportation. For example, there is not a direct bus that takes people and connects communities along Elbow Drive to shopping areas such as Deerfoot Meadows, Westhills, or even Mount Royal Village.

As a result of this pandemic, people aren’t going to be working downtown as much, if any longer. So “walkability” to the downtown core is not as important as it once might have been.

Macleod Trail, the Downtown Core, the East Village, Eau Claire - these are all areas that the Guidebook should be focusing on. Make these areas attractive to people and accessible destinations - accessible by public transportation.

Forest Lawn is always the one community that comes to mind as being in need of investment - make it a better, safer place for its residents. It is a community deserving of positive investment and attention.

Elbow Park Community

Elbow Park is an inclusive community and always has been. Those who want to live here and who have chosen to live here, do live here. Houses are listed for sale in a free-market. Not everyone wants to live in a community such as Marda Loop or the Beltline, and not everyone wants to live in a community such as Elbow Park or Mount Royal or Elboya - that is why cities offer a wide-variety of communities so that people have a choice of the type of community in which they want to live. By definition, a community is “a group of people living in the same place or having a particular characteristic in common” or “a feeling of fellowship with others, as a result of sharing common attitudes, interests, and goals”. Yes, people move in and out of communities but communities within the City of Calgary are distinctive from one another, just as every individual living within a community is distinctive.

I don't agree with the City's perspective of how communities change on page 20 of the Guidebook - it seems to suggest that because people in communities move-in and out, that the community needs to evolve. This statement is made without any factual basis. Further, it does not take into consideration the fact that people choose to move into communities because they have the same morals and values as those who may have lived there before and established the “community” but have now moved on. Communities as they exist is what attracts people to move into them. Elbow Park is not in desperate need of “revitalization” - the community is fully inhabited and the schools are thriving.

One of my daughters lives in an area with infills, duplexes, four-plexes, and low rise apartment buildings - she repeatedly comments about how it lacks community and how she is nervous to let her small children play outside on the sidewalk because she never knows who is going to walk by - not everyone knows each other. She became especially nervous, after a murder took place in a low rise apartment building. She has indicated the type of area she lives in is, “not suitable for young children because you don't know who lives next door, across the street or down the block”. The area she is in has 4 elementary schools in the area but developers were given the “green light” from the City of Calgary to move in and completely turn the “community” upside-down. She fears the same will happen with Elbow Park and I have the same fear.

Conclusion

We are **strongly opposed** to the proposals in the Guidebook for Great Communities. The proposed land use re-designations are not consistent with the spirit of the Elbow River valley nor the community of Elbow Park.

Elbow Park and the way it is and exists, is the very reason why people in the community have chosen to settle here. The proposals in the Guidebook, unequivocally, go against the spirit of the community and surrounding areas. Furthermore, the proposals are inconsistent with the goals of the Elbow River Watershed Partnership, of which The City of Calgary is a sponsor, and need to

protect the Elbow River. Lastly, the proposals are inconsistent with the relationship the community members (those who live in the community) have with their community, Elbow Park.

To reiterate, we are opposed to the Guidebook for Great Communities as written and are very concerned that the policies of the current version of the Guidebook will have a negative impact on our community. We request the following amendments:

-Please add:

- a housing category to preserve neighbourhoods of single-detached family homes
- more protection for heritage homes, character defining streets and mature trees
- criteria to maintain current lot coverage, lot width, height and setback requirements.

Sincerely,

C. Kirkpatrick and Family

Public Submission

City Clerk's Office

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First name (required) John & Laurie

Last name (required) Maher

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

Public hearing item (required - max 75 characters) Guidebook for Great Communities/Proposed Bylaw 17P2020

Date of meeting Mar 22, 2021

Date: March 15 2021

John & Laurie Maher

1056 Kerfoot Cres. S.W.

Subject: Guidebook For Great Communities / Proposed Bylaw 17P2020

Dear Members of Calgary City Council;

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

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

ISC:

1/2

Unrestricted

Mar 14, 2021

210

8:37:19 AM



Public Submission

City Clerk's Office

Alternatively, please do not approve the Guidebook as a Statutory document. While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as aspirational guidance, that can show residents one possibility for redevelopment. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Rowhouse, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by City Council.

Signed,

Laurie & John Maher



Public Submission

City Clerk's Office

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First name (required) John & Lalurie

Last name (required) Maher

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

Public hearing item (required - max 75 characters) Guidebook for Great Communities / Proposed Bylaw 17P2020

Date of meeting Mar 22, 2021

Date: March 14, 2020

John & Laurie Maher

1056 Kerfoot Cres. S.W.
Calgary T2V 2M7

Subject: Guidebook For Great Communities / Proposed Bylaw 17P2020

Dear Members of Calgary City Council;

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

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

ISC:

1/2

Unrestricted

Mar 14, 2021

212

8:45:52 AM



Public Submission

City Clerk's Office

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Public Submission

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First name (required) Thomas

Last name (required) Elser

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

Public hearing item (required - max 75 characters) Guidebook For Great Communities / Proposed Bylaw 17P2020

Date of meeting Mar 22, 2021

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

March 14th, 2021

Thomas Elser & Christiane Martin
1328 Kelowna Crescent SW
Calgary, AB
T2V2L8

City Council

Office of the Councillors | The City of Calgary
PO Box 2100, Station M | Mail code #8001
Calgary, AB T2P2M5

Subject: Guidebook For Great Communities / Proposed Bylaw 17P2020

Dear Members of Calgary City Council;

Please table Bylaw 17P2020 until after the Municipal election in October 2021, in order to give Calgary voters the opportunity to ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

Alternatively, we respectfully ask that council not approve the Guidebook as a Statutory document. While the document contains many useful tools or suggestions for redevelopment of Calgary communities, it should be approved as an informational document only, to be used as aspirational guidance, that can show residents one possibility for redevelopment. Furthermore, please remove Table 1 on page 131 from the document that lists the addition of Semi-detached, Duplex, Rowhouse, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by City Council.

Respectfully,

Thomas Elser

Christiane Martin



Public Submission

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First name (required) Doan

Last name (required) Galarneau

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)

My family very recently relocated to Elbow Park with the primary catalyst being a great family environment and one with a safer environment for the kids outside next to roads. I'm writing to express my concern of excessive increases to density and zoning for Elbow Park. After moving from Altadore, where we'd seen density increase substantially over the years to the point of not being able to park in front of our own house and very overcrowded roads. We are appalled at the thought of Elbow Park going through the same changes. In fact, even before becoming a resident, I'd thought of Elbow Park as one of the few remaining communities in the city that had retained a lot of traditional character and a beautiful place to simply walk through. I believe most Calgarians, not only Elbow Park residents, would concur. To not mince words, all great cities have a few of these great and timeless neighbourhoods. The thought of purposefully erasing one of our last is irresponsible and fundamentally flawed. Leave it alone.

ISC:

1/1

Unrestricted

Mar 14, 2021

216

10:11:11 AM

March 13, 2021

Guy and Christine Buchanan
1036 Kerfoot Cres. SW

Subject: Guidebook For Great Communities / Proposed Bylaw 17P2020

Dear Members of Calgary City Council;

Please table Bylaw 17P2020 until after the civic election. It is apparent from public comments given during the online engagement sessions, that Calgarians are unaware of the significant impact this Statutory Plan (mislabelled "Guide") and the proposed upcoming changes to the Single-Family land use bylaws, will have on their single-family neighbourhood. In addition, the administration has not provided a proper implementation plan for the densification of Calgary.

A plan of this significance should be debated by candidates prior to the upcoming election. This Plan is probably the most significant Plan affecting Calgarians in decades, and most people have never heard about it.

Alternatively, please do not approve the Guidebook as a Statutory document. While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as inspirational guidance, that can show residents one possibility for redevelopment.

If after the election, Council is given a mandate to proceed with the Statutory version of the Plan, a proper implementation strategy needs to be developed, including costs.

Identify what upgrades are required, estimate the costs, and put a funding mechanism in place before the first single family home is removed. Infrastructure upgrades could include storm sewers (given that the increased area of impermeable surfaces), electrical upgrades to handle electric cars in the future, and things like street furniture, signage, special lighting and landscaping etc. Who pays for this? Those adding the density, or all Calgarians? This needs to be addressed before any single-family homes are removed.

There are many more questions to be answered.

Please table Bylaw 17P2020 until after the civic election.

Thank you.

A handwritten signature in blue ink that reads "Guy Buchanan & Buchanan". The signature is written in a cursive, flowing style.

Guy and Christine Buchanan



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) Stephen

Last name (required) Raby

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

Public hearing item (required - max 75 characters) Guidebook for Great Communities/Proposed Bylaw 17P2020

Date of meeting Mar 22, 2021

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

I am vehemently opposed to the proposed Bylaw for the following reasons:

1. This document has no business being a bylaw. As a lawyer, I am offended by the attempt. A bylaw has the force of law and should be clear, concise, capable of being understood by citizens and capable of enforcement. City administration has acknowledged that the proposed bylaw does not meet these criteria. Either the Law Department has not been consulted on this, is giving bad advice or is being ignored;
2. The public is being misled - we are being told not to worry as the contents are guidelines only. If so, publish them as guidelines suggested by administration, but don't even suggest that they should have the force of law;
3. This is the most fundamental planning change in Calgary in many years. To have it put forward in this manner in the middle of the pandemic is unfair to those opposed to this. I for one, would like to see this as an issue for the upcoming civic election and my vote would largely depend on a candidate's views on this. Over 40 communities have suggested that this is the proper course of action and they should be listened to; and
4. I am firmly of the view that Calgarians do not want this and suggest that current market data supports this. If that changes in the future, then the matter can be revisited, but in the meantime don't try to force Calgary to try to look like Vancouver or Man-

ISC:

1/2

Unrestricted

Mar 14, 2021
218
10:47:11 AM



Public Submission

City Clerk's Office

hatten, which is something Calgary will never be and in my view, the majority of Calgarians don't want.



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)	Marnie
Last name (required)	Roesler
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Proposed Bylaw 17P2020
Date of meeting	Mar 22, 2021

Subject: Guidebook For Great Communities / Proposed Bylaw 17P2020

Dear Members of Calgary City Council;

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

Alternatively, please do not approve the Guidebook as a Statutory document. While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as aspirational guidance, that can show residents one possibility for redevelopment. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Rowhouse, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by City Council.

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

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Unrestricted

Mar 14, 2021
220
9:29:42 AM



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) Paul and Cheryl

Last name (required) Wedel

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

Public hearing item (required - max 75 characters) Guidebook For Great Communities/Proposed Bylaw 17P2020

Date of meeting Mar 22, 2021

Dear Members of Calgary City Council;

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

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

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Sincerely,
Paul & Cheryl Wedel

ISC:

1/1

Unrestricted

Mar 14, 2021
221

11:09:18 AM

Public Submission

City Clerk's Office

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First name (required)	Gary
Last name (required)	Buchanan
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Subject: Guidebook For Great Communities / Proposed Bylaw 17P2020
Date of meeting	

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

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First name (required)	Lamya
Last name (required)	Abougoush
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Guide book
Date of meeting	Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am totally against the guide book as it is and it should be amended as per recommendations submitted by the Mount Royal Community Association
---	---

**Public Submission**

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First name (required) Mickey

Last name (required) Abougoush

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

Public hearing item (required - max 75 characters) guide book

Date of meeting Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters) I am totally against the guide book as it is and it should be amended as per recommendations submitted by the Mount Royal Community Association

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First name (required) Marylou

Last name (required) Gammans

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) Please find letter attached

March 14, 2021
Marylou Gammans
907 78th ave SW
Calgary ,AB
T2V 0T7

Subject: Guidebook For Great Communities / Proposed Bylaw 17P2020

Dear Members of Calgary City Council;

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

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Kind regards,,

Marylou Gammans



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) Brian

Last name (required) Sherman

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)

It is the responsibility of City Council to establish policy and ensure City bureaucracy implements Council's established policy. Policies like the Guidebook for Great Communities are improper as they clearly delegate and abrogate land use decisions and control to City bureaucracy which is not accountable to City property tax payers and which, respectfully, currently over-represent the "liberal and progressive" interests in this City. At least City property tax payers have the ability to elect and not elect members of City Council who do not represent their interests. They do not have any ability to remove or otherwise censure in any manner any City bureaucrat who makes a decision adversely affecting their interests. City Council needs to rethink the policy reflected in the Guidebook.

Is it overly sensitive to suggest the name of this Guidebook, as a "liberal and progressive" document, is self-serving and duplicitous?

ISC:

1/1

Unrestricted

Mar 14, 2021
227

11:37:18 AM

Public Submission

City Clerk's Office

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First name (required) Charles

Last name (required) Gammans

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

Public hearing item (required - max 75 characters) Proposed Bylaw 17P2020

Date of meeting Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters) Please find the attached document requesting the tabling of Bylaw 17P2020.

March 23, 2021
Charles Gammans
907 78th Ave SW
Calgary, AB, T2V 0T7

Subject: Guidebook For Great Communities / Proposed Bylaw 17P2020

Dear Members of Calgary City Council;

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

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Signed,
Charles Gammans

**Public Submission**

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First name (required) Bernie

Last name (required) McCaffery

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

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

Date of meeting Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters) Against the Guide book for Great Communities

Dear Councillors

I am Calgary resident for 50 years and for the past 30 years a resident of Elbow park. Prior to Elbow Park our homes were in Elboya, and Killarney communities. These communities were wonderful, but my desire was to relocate, and raise our family in Elbow park, We desired the entire atmosphere, schools amenities and proximity to downtown.

My business thrived in Calgary and eventually facilitated us to be a position to realize our dream of raising our family in Elbow Park. When given opportunities to move our family and our business to other Cities, Provinces and Counties it was our wonderful community kept us here. We have been committed to and have made significant investment in Calgary; it has been our home. It is our opinion that our community, our way of life our home is now under threat. I am sure it is not intended but we our fighting to maintain what we have built.

Elbow park provided what we sought, beauty and uniqueness in architecture, community participation, good schools, safety, location and proximity to infrastructure and single family home surrounded by other single family homes with space for yards and parking for vehicles.

As long time Calgarian I have endured many economic cycles and yet our community has stayed resilient. In recent years we have endured more than economic down turns in oil and gas pricing. We have had two major floods, a complete Worldwide crash in the energy sector and now the COVID 19 crisis.

In respect to the resilience to the floods you must consider that most Elbow Park residents doubled down re-invested and re-committed to this community, if these residents were aware that now we would be fighting to maintain what they have you must ask would they have made the commitment that the did?

As a committed citizen and investor in Calgary I am perplexed to understand why the City is our adversary? We enjoy what we have, other communities may wish for something other, but we do not wish for change.

I respectfully request that you review what you might inflict upon a community that has survived and thrived for so long. This community is not in need of repair, please do not destroy it with unproven, yet well intentioned plans. We as residents of Alberta, Calgary and especially Elbow Park need time to enjoy what we have and not to feel threatened.

Please consider your position
Bernie McCaffery

Public Submission

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First name (required) Jesse

Last name (required) Gore

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

Public hearing item (required - max 75 characters) Guidebook For Great Communities / Proposed Bylaw 17P2020

Date of meeting Mar 22, 2021

Subject: Guidebook For Great Communities / Proposed Bylaw 17P2020

Dear Members of Calgary City Council;

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

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First name (required) Pamela

Last name (required) Gore

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

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Date of meeting Mar 22, 2021

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First name (required)	Peggy
Last name (required)	Kay
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)

With all due respect, as a Calgarian in Alberta, Canada, I live in a democracy and this means that government decisions need to be based on what the majority of voters want. (not on studies from environmental designers). We do not want decisions imposed on us.

At various stages of my 67 years in Calgary I have lived in the communities of Glendale, Glenmeadows, Parkdale, Mission, Strathcona Park, downtown and Lower and Upper Mount Royal. Each community offered me what I wanted, needed and could afford at the time. I lived in an apartment in Lower Mount Royal as a university student and Upper Mount Royal in retirement. My husband and I worked hard to be able to live in Upper Mount Royal. It was not our right to live here. We accepted that we needed to work and save and make sacrifices but in Calgary, we had opportunities to do so. Please do not impose a structure on us that is not welcome. Let individual communities at the grass roots level come to the city to collaborate if they desire any changes. Have faith in the intelligence and resilience of our citizens. We love our community. Don't interfere!

**Public Submission**

City Clerk's Office

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

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

James Richardson and Francine Béland
1514 – 10th Avenue NW , Calgary, Alberta T2N 1E9

March 14, 2021

Druh Farrell
Councillor – Ward 7
City of Calgary

Subject: The Guidebook for Great Communities

Dear Druh,

We are appalled with the lack of communication regarding the proposed wholesale change to development in our community. Fortunately the Hounsfield Heights / Briar Hill community Association has brought this to our attention.

We attended the online “Guidebook 101” yesterday. This was a one way download of information by city planners. We were not allowed to speak and we did not get our questions answered. We have no idea how many citizens were on the call. There were many, many questions posed by the citizens yet very few answers were provided. Based on the questions being asked, it would appear that most citizens are opposed to this development policy. Besides the city and the developers, who is in favour of this plan?

With an election coming this fall, why would such a significant and controversial piece of legislation be pushed through at such haste? This legislation should be put to a referendum.

Other questions raised at the Guidebook 101 session yesterday:

- With densification, what happens to our old growth canopy with more concrete, less natural drainage for rainwater and parking issues?
- Why the focus on inner city? Is there anything in the guidebook that addresses urban sprawl? The city has let urban sprawl happen. Why aren't the same principles applied to the distant suburbs?
- Lumping a bunch of communities into one limits the uniqueness and distinctiveness of our communities
- What if a community does not want to grow but prefers quiet, safe streets for our children?
- People move to RC-1 communities and pay a premium because they want single family homes. There is no provision for single family homes.
- Isn't the name “Guidebook” mildly misleading given that it is being approved as an additional statutory plan. Even the signs along our roadways are misleading: “We're keeping YYC Communities Thriving and Great”. This is not keeping things status quo but a major change in policy.

- Can you provide some examples of other cities who have a 'everyone should be able to live in their neighbourhood of choice regardless of price'? The idea of everyone in Calgary being able to live in the community of their choice or to have a voice in the development of a community they would 'like' to live in is ridiculous.
- All the hard work that went into developing our local area plans is wasted.

We would like our questions answered. We request a referendum on this 'guidebook'.

Sincerely,

James Richardson & Francine Béland

c.c. HH-BH Community Association

c.c. City of Calgary Councillors

c.c. His Worship, The Mayor



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) Jolan

Last name (required) Storch

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

Public hearing item (required -
max 75 characters) Guidebook for Great Communities - BYLAW17P2020

Date of meeting Mar 22, 2021

I am very concerned that the Guidebook for Great Communities is being rushed through current City Council without sufficient stakeholder and community engagement.

The Guidebook presents very significant changes to the zoning/density/character and quality of the neighbourhood we invested in and have chosen to raise our children in with extremely limited engagement by the City of Calgary to present its plans and address our community's legitimate concerns. I am very concerned that Council is rushing to push this decision through just 6 months prior to an election - you should wait till after the election and conduct proper stakeholder engagement in the interim. Community redevelopment changes of this nature should be implemented by the current composition of City Council - which stands to see some very significant changes.

I am especially concerned that the Lower and Upper Mount Royal Community Development Plans, Plans that took years of expert consultation and community engagement to develop, are going to be replaced with a "group plan" for communities that will not preserve and protect the quality of the neighborhood many of us have invested in for good reason. I'm concerned about impact to the tree canopy where multi-residence units will require larger development on what are meant to be R-1 lots to accommodate the height, size and parking requirements those units are meant to have. Mount Royal has worked hard to accommodate higher density dwellings along major traffic road-

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

ISC:

1/2

Unrestricted

Mar 14, 2021

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Public Submission

City Clerk's Office

ways (17th Ave SW and 14th ST SW). When City Council can show us that ALL communities - including the suburban outlying "sprawl" communities have increased their densification to a level similar to Mount Royal's - THEN and ONLY THEN will it be time to re-examine the densification of inner city neighbourhoods already grappling with a higher impact of the tax shift, older schools and roadways used by more Calgarians, noise levels, crime levels and other impacts to our inner city communities.

In summary, Please DO NOT MAKE THIS DECISION NOW:

- wait till after the election
- direct City Admin to conduct much more fulsome community engagement
- consider the hard work of the community association development plans and respect those inner city communities already shouldering more than their fair share
- force the sprawl suburbs to densify up to the level of inner city before you impose more change on inner city
- protect the mature trees/shrubs that really lend beauty to our City

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) Lori

Last name (required) Gonis

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

Public hearing item (required - max 75 characters) Guidebook For Great Communities / Proposed Bylaw 17P2020

Date of meeting Mar 22, 2021

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

Dear Members of Calgary City Council;
Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.
Alternatively, please do not approve the Guidebook as a Statutory document. While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as aspirational guidance, that can show residents one possibility for redevelopment. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Rowhouse, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by City Council.

Signed,
Lori and Greg Gonis



Public Submission

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First name (required) morris

Last name (required) gorko

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

Public hearing item (required - max 75 characters) Procedural Bylaw 3M2017

Date of meeting Mar 22, 2021

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

This bylaw is so very inappropriate. I request it to be removed from any record and I agree with the communities who oppose such a ridiculous piece of city propaganda. I see how your great planning has so severely affected the communities of Marda Loop, Altadore, and the other inner city communities which are being infilled presently. They are all garbage areas to live and even visit. They are so crowded, noisy and just plain a bad stupid planning practice. This Bylaw and all work done to it should be in the garbage NOW

**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)	Jennifer
Last name (required)	Strain
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	Guidebook for Greater Communities
Date of meeting	Mar 22, 2021

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

Dear Calgary City Council,

I am writing to express my opposition to the Guidebook and the flawed messaging the City has used about it to date.

I urge Council to postpone approval of the Guidebook at the upcoming March 22 Council Meeting, to have meaningful consultation with communities and to introduce amendments to the Guidebook that would protect single family buildings in existing inner city neighbourhoods.

I and my family have lived in the inner city community of Roxboro since 2004. WO Mitchell's historic home is just down the street. Last year I attended a community meeting where City representatives presented the key features of the Guidebook. They were specifically asked if the Guidebook would alter R1 zoning. To be clear, zoning in a neighborhood is an issue that families like mine pay great attention to when making home purchases. It is the very essence of many communities in the inner city and it impacts directly every facet of your home life: the sense of community you have with your neighbours, the heritage of a community, its green and aesthetic beauty, your kids safety when they are out playing. It is also obviously a key consideration from an investment perspective. R1 zoning was reflected in the price we paid for our house in 2004 and in the property taxes we pay each month. So zoning was the key question people posed at the meeting.

The response was, in my (and others') view, a half truth. No, the Guidebook (itself) would not effect such a change, we were advised. And this is technically correct. But what was not made clear was that the next step in the process would be to amend the City's Land Use Bylaw to effect that exact change, per the Guidebook's overall policy directives toward densification. We now understand that work on redrafting the LUB is underway, likely to be approved through opaque processes with little public input.

I think it was because of this early messaging, and certainly due to the COVID pandemic which has diverted everyone's attention elsewhere over the last year, that too many people are coming to this issue late in the day. There seems to now be an explosion of community engagement as people are realizing the long term and irreversible implication of the Guidebook's adoption, to the City and neighbourhoods they love. In my view, the City certainly had a hand in that misperception, and I see that in its messaging and in the very name of the document itself.

More distressing, it feels to me like the City is being opportunistic in trying to implement major land use changes directly impacting our quality of life while we are preoccupied with looking after isolated elderly parents, home schooling our kids and on the phone trying to get vaccine appointments. This to me is unconscionable.

And then there are flood considerations. How does it make any sense at all to propose densification of flood prone neighborhoods when 8 years after the 2013 event, we have yet to see a shovel in the ground on the Springbank dam and dozens of lots along the Elbow river remain sitting empty? Will these lots be subject to greater intensity development? Even if the Springbank

dam is completed in the coming years, Calgary's flood prone communities will still be at risk. After all of the city's investment in public safety, doesn't this intensification undermine these efforts?

Which brings me to my last point: what's the rush? Calgary does not have a dearth of opportunities and options for people wanting to live in the inner city. We are not Vancouver or Toronto. There is absolutely no need or justification for ramming this through Council months before a municipal election and in the face of steadfast and growing opposition.

The fact that the City has such beautiful, unique and historic communities that are widely enjoyed, with homes dating to its founding and in which reinvestment has been made over generations, is precious and must be preserved and defended. The onslaught of development pressure under the Guidebook's policy direction will further exhaust all of these communities. And once the transition starts in the core of these communities, a very different, more homogeneous, crowded, stark, overburdened, and in my view less desirable, inner city will emerge.

I urge each of you to delay approval of the Guidebook as currently drafted, to meaningfully consider amendments to protect these heritage communities with thoughtful public input, and to preserve critically important and unique building stock in these few places in Calgary.

Thank you,

Jennifer Strain



Public Submission

City Clerk's Office

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First name (required) Mickey + Nadine

Last name (required) Callahan

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

Public hearing item (required - max 75 characters) Approval of Policy Statement "Guidebook For Great Communities"

Date of meeting Mar 22, 2021

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

RE: Brentwood Resident AGAINST "Guidebook For Great Communities".....DELAY VOTE UNTIL AFTER THE ELECTION

Sirs:

1. We already have Great Communities.....
 2. It is unfair that this policy statement could be approved by retiring Councillors and by Councillors in Wards that are NOT IMMEDIATELY AFFECTED . As a minimum, DELAY THE VOTE UNTIL AFTER THE ELECTION.
 3. Most voting citizens do not even know that the R-1 Zoning becomes a dead issue with this policy statement.
 4. The "Guidebook For Great Communities" policy statement will create neighbor against neighbor conflict.
 5. The benefits all go to developers, renovators and property owners who only wish to maximize profits from their home. A home should not be a profit centre. All to the detriment of existing homeowners who purchased their homes based on the existing neighbor development.
- Brentwood Residents For The Past 30 Years

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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)	Dawn
Last name (required)	Messer
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Proposed Bylaw 17P2020
Date of meeting	Mar 22, 2021

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

Dear Members of Calgary City Council;

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

Alternatively, please do not approve the Guidebook as a Statutory document. While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as aspirational guidance, that can show residents one possibility for redevelopment. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Rowhouse, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by City Council.



Public Submission

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First name (required) Jonathan

Last name (required) van Heyst

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)

Dear Mayor and Councillors,
I am writing to you today in support of the Guidebook for Great Communities. This document is an important step towards realizing increased equity and better housing choices for all Calgarians. Further delays to the Guidebook would represent a failure to adapt to the needs of our city, a place that is in a time of great transition.
I feel fortunate to live in the community of Bankview, a rapidly evolving community with a wide range of housing choices. As someone who is looking forward to raising a family in Calgary, I hope I can continue to live in a diverse neighbourhood with density that supports local amenities such as schools, local restaurants, parks, sports facilities, and transportation choices. Unfortunately, in many of Calgary's existing communities, especially those "donut" communities of primarily single detached homes, the zoning and planning system are designed to keep people out. As these communities and their housing ages, will they welcome newcomers, young families, businesses, and community services? Or will they slowly become obsolete, with the only change being original single family homes replaced with newer, larger homes that do not wholly reflect the housing choice that our City needs?
We know that Calgary is losing young people to other parts of the country. We know that household sizes continue to decrease as homes that previously accommodated large families are now often occupied by one or two people. This does not provide the population density needed to keep our neighbourhood schools open, to support local small businesses, or to warrant re-investment in aging recreation centres. This is not

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Public Submission

City Clerk's Office

about pitting inner city communities versus the suburbs. It is about making sure that all of Calgary's communities can thrive.

The Guidebook, along with a renewed Land Use Bylaw, will help us achieve these goals. Although the communities and neighbourhoods that make up Calgary have many local considerations, the Guidebook is not meant to apply the same brush to the whole City. I hope that, if approved, this document will be able to evolve and change over time to meet the needs of our changing world. I hope to be able to participate in a Local Area Plan process for my community in the coming years, and we need this document to move us forward to planning for the next generation of Calgarians, while respecting what has made us a great city already. Please approve the Guidebook on March 22.

**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) Sherry

Last name (required) Starke

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

Public hearing item (required - max 75 characters) STOP. Guidebook rhetoric completely unnecessary

Date of meeting

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

Public Submission

City Clerk's Office

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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, City Council March 22, 2021, Item 2021-001
Date of meeting	Mar 22, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Inglewood Community Association comments on heritage within the Guidebook



INGLEWOOD COMMUNITY ASSOCIATION

1740 24TH AVE SE

CALGARY, ALBERTA

T2G 1P9

PHONE: 403-264-3835

EMAIL: info@icacalgary.com

March 12, 2021

City Council
City of Calgary
PO Box 2100, Stn. M
Calgary AB, T2P 2M5

Dear Councillors:

Re: Guidebook for Great Communities, City Council March 22, 2021, Item 2021-0015

As Inner-City Planning and Heritage Director for the Inglewood Community Association, while we appreciated the extra time taken by the Guidebook Team to fine tune certain wordings in its policy revisit, the generation of the two-zone treatment of intensity is a regressive move, when this clearly disparate treatment targets inner-city neighborhoods where the bulk of heritage buildings are located. As the oldest neighborhood in Calgary, we are highly aware of our heritage and how much it adds to the City as a whole: its vibrancy, economy and livability.

Quality of life should not be limited for those who choose to live in an inner-city or “urban” environment. Loss of sunshine or privacy because of thoughtless massing that ignores neighborhood context is not acceptable. Unless more housing can be accommodated by subtle additions such as basement suites or laneway housing, just say no.

When you consider the new policies concerning heritage in the Guidebook for Great Communities, we ask you to amend the following policies that appear in the Guidebook and the North Hill Local Area Plan:

- Where Layer 2 Discretionary Guideline Areas exist, implement restrictions on lot coverage, height and setbacks – heritage is not just the building, but the surroundings. This also must be the case when Direct Control Districts are implemented.
- Where higher density is allowed near or adjacent to main streets, exempt and protect locations that are either heritage main streets or where residential heritage area guidelines apply. This would protect potential heritage districts that have both residential and commercial assets.

After the loss of the Sales Building, great strides have been made in rewriting some of the heritage policies. The fact remains that designating one’s home is still an economic cost and will not be undertaken if the heritage owner is surrounded by infills, excessive lot coverage, multi-unit dwellings and other elements that devalue heritage assets and have no place in a heritage community.

We are fortunate to live in a community that has a treasure trove of heritage buildings, both residential and commercial. Such an embarrassment of riches may occasionally allow us to forget how truly rare and important they are, not just personally but to the ambiance of the neighborhood and the overall health of the economy.

Thank you for considering our recommendations to modify the policies in the Guidebook and the North Hill plan to support the retention of heritage in our historic communities. We encourage you to allow that necessary exercise to proceed.

Yours very truly,

INGLEWOOD COMMUNITY ASSOCIATION

A handwritten signature in dark ink, appearing to be 'L.J. Robertson', with a long horizontal line extending to the right.

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



Public Submission

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First name (required)	Trent
Last name (required)	Gustus
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)	<p>Re:Guidebook for Great Communities..</p> <p>The guidebook for great communities isn't a plan its the removal of a plan.. it's nothing new.. it's what we had before there was such a think as a community plan. Being able to build whatever and wherever is non-structured development. It' puts multi-family between single family any place at any time. It ignores setbacks, land use and density.. It destroys parking and increases traffic.</p> <p>As a Real estate agent in this city for the last 20 years what I know is that people who buy property in our city have a reasonable expectation that the biggest purchase of their lives will be protected by area controls.. a buyer who is thinking of purchasing in any of the areas within the guidebook will hesitate non knowing if a low rise apartment, 4 plex can go right in beside their single family home and look down upon their property at any time after their purchase.. these types of changes around a home can cause the value to plummet.. Buyers will learn the hard way that homes are not stable investments and will be resistant to buy in such neighborhoods. That fear will drive buyers who wanted larger lots and less density for their families will be driven to the outskirts of the city to new developments.. so the urban sprawl argument will backfire.</p> <p>I keep hearing how the problem is urban sprawl and we should build in and not out.. however there will exist large deficiencies in water and sewer and even natural gas to existing neighborhoods if more homes are added.. and it will be more expensive to</p>
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Public Submission

City Clerk's Office

take apart existing infrastructure and change it than to build new communities, as we can see with 17th ave sw being torn up for a year.

We have no shortage of inner city areas with R2 zoning and more that have not been exhausted yet.. the marda loop area has plenty of space for this. Lots of existing neighborhoods with zoning in place to take on such expansion.. Areas like Sunalta, Brighland, renfrew, sunnyside.. lots with 25 ft frontages zoned R2 as an agent I don't see a limited supply for home builders or dwellings at this time at all.

lastly this shouldn't be a council decision at all.. It should be a community decision.. Let the people who are affected by such developments bear the burden of any decision.. Community associations can decide which areas may be beneficial to change zoning if need be..

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) Deborah

Last name (required) Provias

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

Public hearing item (required - max 75 characters) vote on Planning and Urban Development's (PUD) recommendation to approve th

Date of meeting Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters) The benefits and trade-offs of densification need to be assessed on a community by community basis to inform local area plans. The guidebook provides neither the tools or the framework to conduct this assessment and therefore cannot without bias, guide debates about how Calgary will grow as a city.

March 14, 2021

Re: Opposition to The Guidebook for Great Communities

Dear Mayor Nenshi and City Councillors,

While I am aligned with the goals of the Municipal Development Plan “to create a more compact and efficient city through higher population density and more mixed-use buildings, both for brand-new communities and for established neighbourhoods”, I do not believe the Guidebook for Better Communities creates the necessary “framework for debates about how Calgary will grow as a city”.

Research into historical trends and academic literature finds the argument for compact cities is far from clear cut. The benefits of densification against trade-offs and their consequences, to both urban form and the quality of life in our communities, needs to be discussed transparently to inform Local Area Plans. Not all communities will have a net benefit from densification which challenges the premise of the guidebook that “all inner city communities need to grow and evolve”.

Using the framework of why communities need to grow and evolve as per the guidebook Figure 6, I argue that the net benefit of densification to my community of Elbow Park would be negative and would lead to reduced quality of life.

- My neighbourhood is thriving and able to maintain the population numbers needed to support local amenities and facilities without additional build.
- My community vibrancy is maintained without the need for new development and is achieved by embracing the unique charm and character that exists today.
- There is no obvious benefit to changing housing preferences in Elbow Park and it can be viewed that preserving enclaves of single family homes adds to the attraction of our City.
- Increased density in Elbow Park is likely to lead to more congested roads, reduced green space and over-stressed infrastructure all with a negative benefit.

While this is my qualitative assessment, there are more quantitative approaches to assessing the net benefits in a consistent and objective way. The guidebook in its current form does not leverage these tools or promote a framework for discussion.

I would urge council to vote against approval of the guidebook in the current form and push for amendments to include:

- a policy tool for assessing the benefits and trade-offs of densification on a community by community basis
- the requirement for an assessment of the benefits and trade-offs of densification to be included in Local Area Plans
- revisions aligned with the recognition that not all neighbourhoods will benefit from densification
- an extension of the density intensity classifications to include a category for areas of only single family detached homes allowing preservation of existing neighbourhoods where densification may not apply

Thank you for your consideration of my suggestions.

Deborah Provias

Good Reads and References (full articles available on google search)

UP OR OUT? Examining the Trade-offs of Urban Form
Jason Krupp and Khyati Acharya

The Compact City in Empirical Research: A Quantitative Literature Review
Gabriel M. Ahlfeldt (LSE and SERC) Elisabetta Pietrostefani (LSE)

Public Submission

City Clerk's Office

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FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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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) Mary Ellen

Last name (required) James

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

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

Date of meeting Mar 22, 2021

Mar. 14, 2021
 21 Haddock Road SW
 Property Owner M.E.James
 Subject: Guidebook For Great Communities / Proposed Bylaw 17P2020

Dear Members of Calgary City Council;

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

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

Alternatively, please do not approve the Guidebook as a Statutory document. While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as aspirational guidance, that can show residents one possibility for redevelopment. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Rowhouse, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by City Council.

Signed,

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Unrestricted

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Public Submission

City Clerk's Office

Mary Ellen James

Public Submission

City Clerk's Office

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First name (required) Wendy

Last name (required) Gardiner

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

Public hearing item (required - max 75 characters) Opposition to the Guidebook for Great Communities as it is currently written

Date of meeting Mar 22, 2021

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

We are writing this letter because we are deeply concerned that the policies of the current version of the Guidebook for Great Communities will have a negative impact on our community. There is much good in this document, and the authors should be proud. But it is not yet perfect or even close. This document will guide development decisions long into the future so it is important to get it right now.

As residents of Calgary, we understand the need for some densification, however, we have serious concerns about the haphazard way the city is proposing that densification. According to the Guidebook, single-family housing, duplex or attached homes, as well as townhouses will be able to exist on the same street in established communities such as Brentwood. For example, a new 3-storey building adjacent to bungalows will be allowed which would be totally out of context, overpowering the neighbouring structures as well as the street.

This development does not seem to be planned or logical and contrasts with newer communities. In newer communities, developers provide maps to prospective residents about the building types planned for each street as well as each lot on that street. This allows for prospective residents to have a sense of certainty about what they can reasonably expect to have built next to them (and they can then comment on a rezoning application). This is not what the City is proposing for already established communities, which can provoke great uncertainty and anxiety in residents who have already settled in their communities and do not wish to move. In newer communities, there are areas of density where it makes sense, such as along transportation corri-

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Public Submission

City Clerk's Office

dors while in other areas, single houses are grouped together. In Seton, for example, while there are properties such as Single Family Residential, Semi Detached Residential, Townhouse Residential, and Multi-family Residential in the community, they are not all allowed on each individual street. Again, this is not what the City is proposing for established communities.

As residents and tax-payers of an established community, we are simply asking for similar considerations in our community as newer communities already have: some streets along transportation corridors should have their zoning changed to allow for some densification, but Single-Family Residences should be retained elsewhere. To be determined at the Local Area Plan stage, there should be pockets of homes within various ca



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First name (required) Beth

Last name (required) Moses

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

Public hearing item (required - max 75 characters) Community Guidebook approval and public hearing

Date of meeting Mar 22, 2021

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

This new "Great Communities Plan" is so vaguely written. Destroying the heart of our wonderful communities by ripping them apart to squeeze more people in, disgusting. Though, it's not so much about the plan, it's absolutely about the wording of the document that should scare people. The wording is not definite and very vague. Any developer could argue their case for what ever type of structure and there isn't enough hard rules listed to lose. It's opening up a whole can of worms for any type of development and we, as neighbours will be have very little power to fight it



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First name (required)	Denise
Last name (required)	Kisilevich
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Guidebook for great communities/proposed bylaw 17p2020
Date of meeting	Mar 22, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>Date: Mar 14/21 Name(s) of property owner: Denise Kisilevich Home Address 523 Crescent Blvd SW</p> <p>Dear Members of Calgary City Council;</p> <p>Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this. Over 40 communities have formally requested that this proposed Bylaw be tabled.</p> <p>Alternatively, please do not approve the Guidebook as a Statutory While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as aspirational guidance, that can show residents one possibility for redevelopment. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Row-house, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by City Council.</p> <p>Generally speaking I'm in favour of increased density and believe it's a directly the City should be moving towards but not like this, with this document. I urge you to put a pause on this.</p>

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Unrestricted

Mar 14, 2021

263

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Public Submission

City Clerk's Office

Signed,

Denise Kisilevich

From: [Jennifer Bennett](#)
To: [Public Submissions](#)
Subject: [EXT] The Guidebook for Great Communities - Residential Policies - March 22 Meeting
Date: Thursday, March 11, 2021 11:32:45 AM

Dear City Council,

I appreciate good design and what it means for my neighbourhood. The effective coordination of land use planning, architecture, landscaping, and transportation are just some of the elements that enhance what I love about my neighbourhood. I worry that the Guidebook's lack of policies for residential design will result in new buildings that do not integrate well with existing development.

On 22 March 2021, at a Combined Meeting of Council, you will be asked to consider whether The Guidebook for Great Communities and The North Hills Communities Local Area Plan are ready to be made statutory. Currently, the North Hills Plan, the pilot multi-community plan using the Guidebook has NO policies to guide the design of residential infill development. The existing policies in the Area Redevelopment Plans for Winston Heights and Crescent Heights will be rescinded once this plan is approved. Please support a motion to make the following amendments:

(1) The Guidebook for Great Communities – Chapter 1 Additions (page 24) Local area plans should be informed by community characteristics and attributes, including, but not limited to: i. neighbourhood structure; **ii. patterns of streetscape**

Patterns of streetscape can be addressed by including elements such as: setbacks of buildings; placement of garages; landscaping and/or mature trees; roof pitch; materials; porches and gables sidewalk width, etc.

(2) Before approving the North Hills Local Area Plan, additions must be made in accordance with Chapter 1 of The Guidebook - "Individual community characteristics and attributes":

- **Community demographics and trends; cultural and heritage assets; development constraints (infrastructure); parks and recreational facilities; including current capacity; significant view corridors.**
- **Patterns of streetscape; historic main streets; definition of discretionary guidelines for Layer 2 – Heritage Policies.**

Good design helps make Calgary a liveable place for Calgarians now and in the future. The Municipal Development Plan, section 2.3.2 supports respecting and enhancing neighbourhood character: "Attention must be paid to ensuring that appropriate local context is considered when planning for intensification and redevelopment."

The Guidebook and new multi-community plans should reflect what residents love about their communities. Please support the inclusion of policies to guide infill development in residential areas that consider patterns of streetscapes, architectural details, as well as natural features that create a recognizable sense of place.

Sincerely, Jennifer Bennett

-- Jennifer Bennett

jennibennett805@gmail.com

3121 - 95 Burma star rd sw Calgary T3e 8a9



Public Submission

City Clerk's Office

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First name (required) Susan

Last name (required) Elford

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

Public hearing item (required - max 75 characters) Guidebook for Great Communities/Proposed Bylaw 17P2020

Date of meeting Mar 22, 2021

Dear Members of Calgary City Council;

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

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

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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) Kathryn

Last name (required) Galloway

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

Public hearing item (required - max 75 characters) Guidebook for great communities/Proposed bylaw 17P2020

Date of meeting Mar 22, 2021

03/14/2021
Kathryn Galloway
25 Malibou Road SW
Calgary AB
T2V 1W7
Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

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

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Public Submission

City Clerk's Office

Mrs. Kathryn Galloway



Public Submission

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First name (required) Sarah

Last name (required) Cherry

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

Public hearing item (required - max 75 characters) The guidebook for great communities

Date of meeting Mar 22, 2021

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

I am concerned that the guidebook for great communities will erode the ability of people for live in communities to have a say in what development occurs in their community. The fact that our community is zoned only for single family homes was the primary reason we purchased in the community. I understand some people think single family home communities are not important. That's fine. But our family prefers one and that's why we choose to live in one. We don't all want the same things. Why do all neighbourhoods have to allow all types of housing? There's lots of choice out there when it comes to picking a neighbourhood and to me that's a good thing. Also, a greenfield development which can be designed to allow more density in a way that doesn't cause privacy, traffic, parking and shadowing impacts to single family homes is different from an infill community where a bungalow owner can literally find themselves in the shadow of a multi family development next door. I struggle to understand why the city wants all neighbourhoods to be the same.

I understand that council has concerns about affordability. I too am concerned that there are families unable to afford the homes that they want to raise their families in. However, allowing developers free reign in established communities will not solve that problem (which is complex and outside the scope of a planning document). Has the council considered what a developer would sell a brand new row house in an established inner city community for? If real estate listing for such properties in nearby neighbourhoods are accurate, it is much more than many of the old bungalows in the

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Public Submission

City Clerk's Office

neighbourhood are worth. This will make profits for the developers - not increase affordability.

I know there is a tendency to dismiss comments such as mine as elitist or exclusive. However, I urge council to move beyond such stereotyping and name calling and consider what actually makes more sense to build great communities: giving power to the people that live in a community, or giving that power to developers?

**Public Submission**

City Clerk's Office

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First name (required) David

Last name (required) Newby

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)

What makes the City's approach so disingenuous is that they create Local Areas to completely stifle individual Community Association influence and then dabble in individual CA profiles by dictating a specific Urban Form on a block by block basis. Its big government dictating what they believe is best for us without spending too much time asking us for our opinion.



Public Submission

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First name (required) David

Last name (required) Newby

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)

As for the accusation that there has been and absence of meaningful discussion/ engagement with communities, here's an exert from an article where Senior City Planner, Ms. Lisa Kahn, is quoted as follows: "We haven't [done public engagement] because we want to do this differently, because that type of engagement hasn't been working in the past to actually get us to the outcomes we want." Essentially, effective engagement threatens the progress of city driven initiatives, so let's limit them as much as possible. If that isn't proof of a specific attempt to limit community dialogue, I'm not sure what is.



Public Submission

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First name (required) Margaret

Last name (required) Davidson

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

Public hearing item (required - max 75 characters) "Guibook For Great Communities"

Date of meeting Mar 22, 2021

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

Dear Members of Calgary City Council;

It is shocking to me that council feels that they have the right to change neighborhoods so drastically. We bought in Kelvin Grove in 2005 and we chose the neighborhood because it was R1. This is what we wanted for our lives and new that it would cost us more money to buy the house and to live in the neighborhood because of it. We could have chosen a different neighborhood for less money because it allows for denser housing but we chose it and now you are thinking to make it possible for denser housing redevelopment!!

I participated and sent my concerns over a year ago when the city asked for comments. I reviewed the comments that you received and I am pretty sure that the majority of responses agreed to leave R1 as R1.

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

Alternatively, please do not approve the Guidebook as a Statutory document. While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as aspirational guidance, that can show residents one possibility for redevelopment. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Rowhouse, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by City Council.

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Mar 14, 2021

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Public Submission

City Clerk's Office

Sincerely,

Margaret Davidson

**Public Submission**

City Clerk's Office

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First name (required) James Douglas

Last name (required) Kay

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

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

Date of meeting Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters) Letter to City Clerk on Guidebook

J. Douglas Kay,
1318 Quebec Avenue S.W.
Calgary, Alberta
T2T-1G2

March 14, 2021

City of Calgary

Attention: City Clerk

**Re: The Guidebook for Great Communities (the
“Guidebook”)**

Your worship and Councilors.

I recently attended a Mount Royal Community virtual Town Hall meeting on March 3, 2021 regarding the captioned Guidebook. At this meeting there were several straw polls taken in which 95% plus of those members voting had:

- Not heard of this City initiative,
- Did not support the Guidebook, and
- Were not in favour of it without substantial changes that respected the current land uses, uniqueness and Heritage of the Upper and Lower Mt. Royal communities.

My wife and I worked very hard to afford to build a home in Mt. Royal where we have lived for the last 20+ years. When we built and invested here, we were very much

aware of and comfortable with the Lower and Upper Mt. Royal Area Redevelopment plans. The Guidebook implies that we do not have a great Community at this time to which we would very much disagree. When we decided to live in Upper Mt. Royal we were always of the view and understanding that it would remain an exclusive single-family housing “A Garden Suburb” community. We are not interested in and oppose any further imposed effort by the City towards densification of our area, which may include any of: Townhouses, Lane housing or secondary suites. I submit that Upper Mt. Royal is a unique neighborhood and is well looked after in our current ARP’s. I support the letter submitted by our Mount Royal Community Association dated March 11, 2021 in this regard.

Yours truly,

J. Douglas Kay



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) richard

Last name (required) baker

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

Public hearing item (required - max 75 characters) 2021 City of Calgary 'Guidebook for Great Communities'

Date of meeting

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

I am very opposed to the new guidelines as presented below Guidebook 101. (2021 City of Calgary 'Guidebook for Great Communities')
I live in Mount Royal. We have historic and functioning neighborhoods in Lower and Upper Mount Royal and other districts close to downtown districts that have a choice of housing for a large percentage of people. The restrictive covenants in those neighborhoods protects the quality of the neighborhood and they are not respected in the guidelines. Mount Royal already is relative high population density area. Furthermore, the timing of these guidelines and the short notice are really not conducive to a consultative environment.
Thanks for your consideration

ISC:

1/1

Unrestricted

Mar 14, 2021

279

7:37:09 PM

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) Deborah

Last name (required) Gustafson

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

Public hearing item (required - max 75 characters) Guidebook for Great Communities and North Hill Communities Local Area Plan

Date of meeting Mar 22, 2021

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

Our recent Crescent Heights Community Association newsletter brought some very alarming news to our attention regarding the North Hill Communities Local Area Plan. We live in the 1400 block of 1A St NW where we built a new home just 9 years ago. The city was rigid in enforcing restrictions on our building height, contextual alignment and lot coverage – all things we complied with. The new plan ignores all those restrictions and makes no consideration of adjacent properties affected. There is no back alley between 1A Street and 1st Street. The new plan shows all lots on the west side of 1st Street zoned for Commercial 6 Story tall buildings – lots that are currently all residential. With a stroke of a pen, we could have a six story commercial building butting right up to our property line, where there is not even a back lane to separate us! How would you like a 6 story commercial building placed right along the back fence of your home's yard?

We have two questions for you:

1. This rezoning decision was made without notice to owners of properties affected and without consultation. How can we contest this rezoning?

2. How are we residents of these adjacent properties compensated for the massive property value hit this rezoning change will have to our property?

We feel betrayed by the city. After working so hard with City Development to ensure the house built had green space, appropriate height and contextual alignment, this rapid rezoning of 1st Street to 6 Story Commercial ignores all of that.

We agree with the Crescent Heights Community Association which has requested that

ISC:

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Unrestricted

Mar 14, 2021

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7:52:56 PM



Public Submission

City Clerk's Office

Crescent Heights be removed from the North Hill Communities Local Area Plan until further changes and improvements can be made.



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)	Norval
Last name (required)	Horner
What do you want to do? (required)	Request to speak
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)	I have attached aa summary of my comments . I am concerned about the Guidebook changing zoning and reducing community association input and likely causing the decline of the inner city. I understand my 1 page outline will go out to Council in advance

Outline of comments by W. Norval Horner to Calgary City Council - Mar. 22, 2021

Regarding the “Guidebook to Great Communities”

My Personal background

- 45 years a homeowner in Scarboro, always active in the community- president, traffic control, school retention, development aspects and historian
- living in a 108 year old heritage home built of sandstone and brick
- I am an active land developer in Central Alberta
- lived in Dallas early in my career and watched a beautiful neighborhood “block busted” systematically by developers who would acquire one home on a block and proceed to build something that did not fit and move in people who did not fit, then the houses on both sides went up for sale and pretty soon the neighborhood was effectively destroyed. The new buildings were low rise like your proposal.
- Zoning is a key protection that gives security with respect to neighbor’s actions.

My key learnings on 45 years living in the inner city

- The inner city is subject to a great many pressures.
- homelessness, vagrancy, crime and proximity to social institutions.
- Sometimes decaying homes but renewing if community strong, aging residents, parking issues
- The risk of inappropriate development weakens the desire of homeowners to maintain or make investment in their property “its going to be torn down soon anyways”
- A strong Community Association with active participants who defend and enhance the community is essential to maintaining a strong inner city community.
- the whole city benefits from a strong inner city for a variety of reasons
- It is a key part of the city that gives people their first impression of a city and their impacts their desire to live there or locate a business there. Maintains the tax base if it is strong. Maintains heritage.

Problems with the Guidebook to great communities

- Loss of zoning protection takes away a key security that a homeowner relies on when he makes decisions about choosing a community or investing in his home or staying in it.
- Changing zoning makes an area subject to blockbusting like I saw in Dallas..
- that is a great risk of inner cities and has caused the decline of many.
- the guidebook also appears to take away influence from pesky Community Associations and give more to “all knowing” planners who are not familiar with our community and who tend to be subject to pressures from the development community and in my experience often make decisions that don’t make sense for a community.
- If I was the planner I'm sure I wouldn't want communities to have any power either! but in practice my experience is that you get a better job done when you have a variety of inputs into the planning process. It’s like having diversity on boards of directors which is now recognized as valuable

in summary I urge you not to adopt the guidebook in current form and not take away the current zoning on key inner city communities as I think you will do permanent damage to our city not just the neighborhoods that you affect but the whole city will suffer as a result. Also I don't see the center of the city being the huge employment center that it used to be so rezoning historic neighbourhoods is probably not necessary.

**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) Corinne

Last name (required) MacLean

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

Public hearing item (required - max 75 characters) Guidebook for Great Communities / Proposed Bylaw 17P2020

Date of meeting Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters) Please see attached letter regarding my comments for the Guidebook for Great Communities / Proposed Bylaw 17P2020

March 14th, 2021

James and Corinne MacLean
1047 Kerfoot Cres. SW
Calgary, AB T2V 2M8

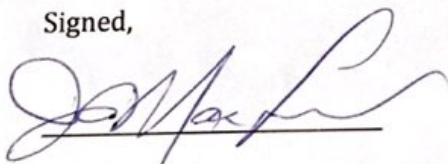
Subject: Guidebook For Great Communities / Proposed Bylaw 17P2020

Dear Members of Calgary City Council;

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

Alternatively, please do not approve the Guidebook as a Statutory document.
While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as aspirational guidance, that can show residents one possibility for redevelopment. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Rowhouse, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by City Council.

Signed,



James A. MacLean



Corinne S. MacLean



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) Michelle and Peter

Last name (required) Attalla

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

Public hearing item (required - max 75 characters) THE GUIDEBOOK FOR GREAT COMMUNITIES

Date of meeting Mar 22, 2021

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

Hello Mayor and Councillor Woolley,

We own a home in the community of Scarboro and believe the new Guidebook for Great Communities is lacking on several major points and should reflect the following:

- 1) Place row housing along Main Streets.
- 2) Amend Heritage Guidelines to include restrictions on lot coverage, building height, setbacks (front, back and side).
- 3) Introduce a new policy to create Heritage Districts, defining an area boundary that includes both public and privately owned assets.
- 4) Support Municipal and Provincial Heritage Area Designation for Scarboro.

Sincerely, Michelle and Peter



Public Submission

City Clerk's Office

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First name (required) Amanda

Last name (required) Saigeon

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)

As a citizen of Calgary and a board member of a community association, I do not feel I have been engaged with this Guidebook. It has not been presented, rather my councillor (Jeff Davidson) his representative at our March meeting (March 10) asked us a multiple choice question. "Do we feel we have been engaged with the Guide book for Building Great Communities" It dismayed me for our community to be asked this. Is this what engagement looks like?

I would ask that the City of Calgary for in-person public consultation be an option.



Public Submission

City Clerk's Office

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First name (required) Shannon

Last name (required) Freitas

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

Public hearing item (required - max 75 characters) Guidebook for great communities / Proposed Bylaw 17P2020

Date of meeting Mar 22, 2021

Date: March 14, 2021

Subject: Guidebook For Great Communities / Proposed Bylaw 17P2020

Dear Members of Calgary City Council;

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this. Over 40 communities have formally requested that this proposed Bylaw be tabled.

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

Alternatively, please do not approve the Guidebook as a Statutory law. While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as aspirational guidance, that can show residents one possibility for redevelopment. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Row-house, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by City Council.

Thank you for accepting comments and feedback from those who live in these neighbourhoods.

ISC:

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Unrestricted

Mar 14, 2021

288

9:00:46 PM

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) Shauna

Last name (required) Brisebois

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

Public hearing item (required - max 75 characters) Guidebook For Great Communities / Proposed Bylaw 17P2020

Date of meeting Mar 22, 2021

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Signed,
Shauna Brisebois



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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) Steve

Last name (required) Brisebois

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

Public hearing item (required - max 75 characters) Guidebook For Great Communities / Proposed Bylaw 17P2020

Date of meeting Mar 22, 2021

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

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Signed,
Steve

**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)	Karen
Last name (required)	Paul
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Guidebook for Great Communities and North Hill Communities Local Area Plan
Date of meeting	Mar 22, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please distribute the attached letter to all Councillors and include it in the agenda and minutes of the March 22 Combined Meeting of Council. Thank you



March 12, 2021

Response to Guidebook for Great Communities and North Hill Communities Local Area Plan

Dear Calgary City Council

The Guidebook for Great Communities and the North Hill Communities Local Area Plan, the pilot multi-community plan for the new Guidebook, comes before City Council for Approval on March 22, 2021.

The City is undergoing sweeping changes to its planning system in order to realize a more sustainable future. This new approach to area planning divides the city into some 42 districts, each tasked with the creation of an area plan that enables population growth in balance with heritage retention and that sense-of-place that defines “home”. Residents and other community stakeholders have a critical voice in the creation of these plans. Communities with existing statutory and non-statutory plans will see these replaced with new district plans. Five such plans have been initiated to date, affecting more than 50 communities. The Guidebook incorporates new Heritage Conservation Tools and Incentives approved in July 2020, however, **the new heritage policies have not yet been applied to the North Hill Local Area Plan** (although the eligible blocks have been mapped). This is very concerning.

This submission represents years of participating in stakeholder engagement in the development of City policy, input from our broad audience base, other heritage groups (notably Calgarians for Heritage Districts - CFHD), and a review of best practices in other cities, CHI submitted a list of heritage-related concerns to the Standing Policy Committee on Planning and Urban Development on Feb 3, 2021. That committee recommended that City Council approve the Guidebook and North Hill LAP on March 22. We continue to reach out to City Administration and Councillors with our concerns (some of which have been addressed) and have carefully considered their responses.

CHI maintains that Calgarians are ready for heritage policies that encompass special areas with historical integrity, not just individual buildings, while embracing growth and change where it makes sense. We support the Heritage Conservation Tools and Incentives Report, approved July 2020. This is a leap forward for heritage conservation in residential areas that begins to bring Calgary in line with other Canadian cities. It enables the incorporation of hidden density, while conserving the sense of place that is defined by our heritage resources. We support the new approach to district planning, enabled by the Guidebook.

Not every building can or should be preserved. Heritage preservation is more than saving individual buildings. It is also about respecting the architecture, scale, and streetscapes that reflect a sense of place. Time and again we hear that trees are as much a part of Calgary’s heritage areas as is the built form.

Our “Asks” of City Council on March 22, 2021 are:

1. Approve the Guidebook for Great Communities with clarifying and strengthened wording changes (further detail attached with policy references).

- a. Amend the introductory language to better reflect that local area plans should be INSPIRED by our heritage.
- b. Align the new housing forms that define the intended intensities of the housing forms with the identified Heritage Guideline Areas (those with at least 25% of the block face identified as “heritage assets”). Specify maximum scale, massing, lot coverage, and include side setback criteria in the heritage area policies. These changes are necessary to support streetscapes.
- c. Protect residential heritage areas adjacent to heritage Main Streets (commercial areas) where they could potentially form a “district”.
- d. Extend protections for potential heritage resources awaiting evaluation and inclusion on the Inventory of Evaluated Historical Resources.
- e. Strengthen language for conservation and repurposing ('must', 'required', 'will' instead of 'should', 'encourage', 'may') so that the policies are not open to interpretation or simply ignored.
- f. Make Development Permit applications for all Identified heritage assets discretionary to allow for Community Association circulation.
- g. Strengthen protections for private trees by limiting lot coverage.

2. Recognizing that the North Hill Communities LAP is incomplete, especially regarding heritage, address the following:

- a. Prepare a risk assessment for NHCLAP in regard to heritage loss as work continues on developing the tools and incentives, Main Streets, heritage density transfer, etc.¹
- b. Complete the development and application of the Heritage Guideline Area Tools with a firm completion date in the first quarter 2022. As a further interim measure, flag all heritage assets for discretionary DP application review while the tools are being developed.
- c. Incorporate any changes to the Heritage Guideline areas arising from the 2020-21 verification of the Windshield Survey.
- d. Apply the direction from P.24, Chapter 1, 2.2 b of The Guidebook (Individual community characteristics and attributes) These items are missing: ii. Community demographics and trends; v, cultural and heritage assets; vi. development constraints (infrastructure); vii. parks and recreational facilities; including current capacity; and ix. significant view corridors.
- e. Assess the effectiveness of the pilot rollout of the Layer 3 Direct Control Districts. Consider best practices for communicating the Layer 3 DC’s and involve Community Associations and heritage advocacy groups in the rollout.

¹ NHLAP “2.12 Heritage Guideline Areas Policy 1: Land use redesignations for higher density development is discouraged until heritage policy tools have been explored in the Plan area.” This interim provision does not address DP applications for infill development and the implications for loss in the mapped heritage conservation areas.

- f. As per the suggestion for Guidebook sustainment, include an analysis of the evolving demographics of the North Hill Communities to identify growth and change needs and suggest opportunities for repurposing.
- g. Incorporate #1 Guidebook Recommendations above.

3. Delay other LAPS that contain heritage assets as identified in the Windshield survey until the North Hill Communities pilot LAP is complete and approved.

4. Direct Guidebook Sustainment to develop policies that enable the LAPS to:

- a. Identify and map buildings (heritage and other) that are valued because of their contribution to the sense of place in communities. These buildings could be underutilized or identified as possibilities for filling a community gap, for example in affordable housing. Inform these opportunities with demographic analysis. Develop policies to direct and support building owners to consider repurposing. Repurposing buildings results in a lower carbon footprint than new builds. The purpose of the guidebook is to operationalize the MDP. The guidebook has not operationalized the MDP's intent to encourage and enable adaptive reuse. High vacancy rates and moderated population growth forecasts support this direction.
- b. Include 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 the streetscapes in their local neighbourhood 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, as was the intent of the Infill Guidelines. Allow for the consideration of historical Restrictive Covenants (that defined a building scheme) and existing Direct Control Districts in developing these community specific policies, where applicable, and supported by the residents.
- c. Strengthen or define scale intensities, transitions and modifiers for identified heritage assets, those adjacent to a heritage asset or within a heritage policy area. (See Guidebook P 47 Limited Scale Residential Intensity Policies, P 78 Limited Scale Modifiers and P 83 Scale Transition).
- d. Apply direction for historic Main Streets (we understand that planning for historic Main Streets is currently under study). Set as a priority for the Sustainment Committee to incorporate heritage area policies for Neighbourhood Commercial, Flex and Connector Urban Form categories into the Guidebook.
- e. Identify and track Key Performance Indicators (KPIs) for heritage retention, such as progress on evaluations, number of requests to be considered for evaluation for the Inventory, requests for removal from the Inventory, designations achieved, and number of demolitions occurring. Adjust the implementation of the heritage policies as indicated.
- f. Introduce a private tree protection bylaw (removal by permit with a fee) as Vancouver has introduced.

5. Direct Administration to describe and communicate:

- a. 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 to achieve heritage retention.² Although we have attempted to clarify the specifics of what layers 2 and 3 of the Heritage Tools will regulate, some of the responses have been inconsistent with page 113 of the Guidebook (4.2 d. “Heritage design guidelines may identify character-defining elements that new developments should include such as the following...”). “Should” and “such as” are vague. With no Guidebook application “test” in the pilot NHCLAP to refer to, and only the experience of weak uptake of what is essentially the Layer 1 tools in Bridgeland, the effectiveness of these tools in protecting historic streetscapes, trees, and even buildings (by encouraging designation) is unclear.
- b. The risks to heritage, given that “upzoning” will be enabled by the plan without yet having approved and implemented the suite of incentives (eg residential tax credits, density bonusing, full funding of the non-residential Heritage Resource Conservation Grant program), as detailed in the Heritage Conservation Tools and Incentives Report. Include this risk assessment in the North Hill Local Area Plan.
- c. Clarify the intent regarding alignment of the Land Use Bylaw with the Urban Form categories in an approved Guidebook and what this could mean for “upzoning” in communities.

Thank you for your attention. Please support amendments to strengthen heritage policies in the Guidebook and Local Area Plans to which it will be applied.

Karen Paul and Tarra Drevet

Directors, Calgary Heritage Initiative Society

contact@calgaryheritage.org

Lorna Cordeiro

Co-Chair, Calgarians for Heritage Districts

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

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

² Refer to MDP “Objective 2.3.2 Heritage and Public Art - Alignment: To be most effective, heritage conservation efforts must be integrated and aligned with overall community and City goals, planning principles, practices and process across all stakeholder groups.”

Guidebook for Great Communities – Released Jan 4, 2021

www.calgary.ca/guidebook

Comments: Calgary Heritage Initiative Society and Calgarians for Heritage Districts, March 12, 2021

Issue/Concern	Item	Suggestion
Chapter 1: Introducing		
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. “Respecting and Enhancing Neighbourhood Character” (as per the MDP 2.3.2) and heritage is missing. Language like “provide” and “create” implies “new”. Communities with heritage assets already have a sense of place. Local Area Planning does not start with a blank slate. “enhance” implies no more expectation of City investment that “create” or “provide”.	<p>Section/Page</p> <p>P. iii About..What...?</p> <p>P. 12 Principles Identity and Place</p> <p>P. 13 Intro and Goals #5</p> <p>P. 126 Appendices: Local Area Plan Chapter 1 Principles and Goals</p>	Align wording for About, Principles and Goals and to better reflect MDP and mention heritage in BALANCE with growth and change.
Chapter 2: Planning		
Patterns of streetscape are key to defining “community characteristics and attributes and include elements such as: setbacks of buildings; placement of garages; landscaping and/or mature trees; roof pitch; materials; porches and gables sidewalk width, etc.	P. 24 2.2 b Local area plans should be informed by community characteristics and attributes, including, but not limited to:	Insert new ii: “patterns of streetscape”

Issue/Concern	Item	Suggestion
Chapter 3: Building		
<p>Neighbourhood Local Urban Form Category should work together with heritage policies and scale modifiers to protect heritage. Heritage Guideline Areas (as mapped in the LAPs) should be included in the criteria for the Neighbourhood Local policies. Otherwise, upzoning is encouraged and heritage retention is de-incentivized relative to the redevelopment potential of parcels. The effectiveness of how these policies will work together has not been proven in the North Hills Lap Pilot.</p> <p>Communities that are primarily R-C1 should be able to determine where row housing (R-CG) will go.</p>	<p>P. 48-49 Criteria for Zone A & B. higher, moderate and lowest intensity</p>	<p>Eg. if the block face with 25%+ heritage assets is predominantly single-detached (with or without secondary and backyard suites) then housing forms should be limited to the lowest intensity, low density residential form. (See P. 131, Appendix Table 1) Similarly, heritage assets that are predominately of moderate intensity should determine that this intensity, not the highest intensity, would apply.</p>
<p>Some community volunteers have tested the application of the Neighbourhood local urban form criteria in low-density areas with known heritage integrity. They found that the lowest intensity, low density form would not apply to a high percentage of the heritage assets in that community, Because some developed neighbourhoods are very small and may not experience through traffic, the volume of traffic may not warrant higher density relative to non-collector streets.</p>	<p>P 48-9 Map 1 Zone A & B Policies c. and g.</p> <p>. “Higher intensity, low density forms should be supported: i. on collector or higher order streets as identified in the Calgary Transportation Plan; and, ii. near or adjacent to Main Streets, transit areas and other activity centres as defined in the Local Area Plan”</p> <p>d.v, e.v, & h.v “is not located within 600 meters of a transit stop”</p>	<p>Change to “on collectors with greater than xx (TBD) average weekday traffic count”</p> <p>Delete “near” or define “near” in relations to Main Streets and transit areas.</p> <p>Add...after near or adjacent to Main Streets... “(except if a Historic Main Street)”</p> <p>Define transit areas and stops as PRIMARY transit stops or reduce the 600 meter radius</p>

<p>If new development isn't required to be compatible with abutting sites, homeowners of a heritage resource may be discouraged from designating their property 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 are designated now. There is a backlog of some 500 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>P 100 3.8 Heritage Resources Policies</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>A stop-gap is needed until the inventory has caught up and the rest of the heritage incentives, density bonusing, etc. are adopted. Provide direction to Heritage Planning to complete the assessment of the heritage assets identified in the verified windshield survey, prepare a list of those assets eligible for consideration to be added to the inventory, and expand Guidebook policy 3.8.g. to include these assets under consideration for addition to the inventory:</p> <p>Add after abutting sites on the inventory "...or scheduled for evaluation to be considered for the inventory...."</p> <p>Replace "is encouraged to" with "must".</p>
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Chapter 4 Tools for Great Communities: Heritage Guideline Area Tool for Communities		
Concern/Issue	Item	Suggestion
<p>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, our suggestion to modify the wording that allows higher density "near or adjacent to main streets" would protect the integrity of potential heritage districts that have both residential and commercial assets of a similar scale, style or era.</p> <p>See also comments for P 48-9 Map 1 Zone A & B Policies.</p>	<p>P 113 4.1 b. iii "Heritage Guideline areas should: ...exclude all parcels near or adjacent to an identified Main Street"</p>	<p>Delete this policy or add...</p> <p>"except if the main street is a heritage main street and/or where residential heritage area guidelines apply."</p>
<p>Lacks certainty as to what could be regulated in the Guideline area and does not adequately address scale and lot coverage.</p> <p>Height and massing are the most objectional items in redevelopment scenarios. The three-storey maximum is out of context for many heritage neighbourhoods. Allowing bigger homes does not add density. Higher lot coverage reduces the landscaped area that supports retention of mature trees or planting of new ones, a key element that defines community identity and sense of place. Many historic communities have 20-30% lot coverage. The current bylaw allows 45%. Increasing to 60% would dramatically change streetscapes. higher percentage of impermeable surface impacts storm water management.</p>	<p>P 113 4.2 Heritage design guidelines may identify...</p> <p>ii. front yard setbacks</p> <p>vi. general massing considerations</p>	<p>Add to character-defining elements in 4.2.d:</p> <ul style="list-style-type: none"> -Side set backs -Modest maximum lot coverage -Maximum height and scale transitions -Consideration of the character-defining elements in existing historical Restrictive Covenants (that defined the original building scheme) or Direct Control Districts <p>Indicate that infills in a heritage guideline area would be discretionary and that all heritage assets would be subject to a discretionary DP process to allow for Community Association circulation.</p>

Small scale/low density is an incentive designation in the heart of residential communities. Significant differentials in height and massing DE-incentivize owners in low density communities to keep their heritage assets.	<p>P 113 4.2 e.</p> <p>Heritage design guidelines may not include guidance regarding the following:</p> <ul style="list-style-type: none">i. Land use designationii. Parcel size; and,iii. Number or size of dwelling units or suites	<p>Add....</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>
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Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

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- ✓ I have read and understand that my name 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) Manuel

Last name (required) Freitas

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

Public hearing item (required - max 75 characters) Guidebook for Great Communities / Proposed Bylaw 17P2020

Date of meeting Mar 22, 2021

Dear Members of Calgary City Council;

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this. Over 40 communities have formally requested that this proposed Bylaw be tabled.

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

Alternatively, please do not approve the Guidebook as a Statutory law. While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as aspirational guidance, that can show residents one possibility for redevelopment. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Row-house, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by City Council.

Thank you for considering the comments of people who chose to purchase homes in these neighbourhoods because of the large lots, green spaces and big trees.

**Public Submission**

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First name (required) Reed

Last name (required) Whitw

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)

As a tax payer, home owner, registered voter and citizen of this great city. I believe we need more community consultation before these new policies are rammed through and potentially adversely change our community/communities and our city forever.

Thank you for listening to the taxpayers.

Reed

**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) Denyse

Last name (required) Beauchamp

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

Public hearing item (required - max 75 characters) Guidebook For Great Communities / Proposed Bylaw 17P2020

Date of meeting Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters) Kindly read the attached letter about our concerns regarding the Guidebook for Great Communities. Thank you.

March 14, 2021

Subject: Guidebook For Great Communities / Proposed Bylaw 17P2020

Dear Members of Calgary City Council:

Our concern is that the *Guidebook for Great Communities* will significantly and negatively impact our choice to live in a stable and mature neighbourhood. We recognize that we already live in a great community, which was even more evident during the isolation and restrictions that we have faced during the past year.

Before making a decision on March 22nd, please look at the concerns that Calgarians have about the *Guidebook for Great Communities* becoming law.

Please table Bylaw 17P2020 until after the Municipal election in October. The citizens of Calgary should be able to ask the civic election candidates about their position on the proposed *Guidebook for Great Communities*. It does not seem right that the Councillors who are not returning to Council would vote on this very important issue on the future of our City.

Calgary is an interesting city and if we wish to make it appealing to visitors and potential residents, then we should maintain the character of individual neighbourhoods. People love visiting other cities because of their unique areas and districts, not because they all have the same feel.

Many citizens are voicing their concerns about the changes proposed by the *Guidebook for Great Communities*. Often they live in a mature community where they see that major changes in their community will be pushed forward, thus changing where they had made the decision to establish themselves when moving to Calgary.

I am certain that you are aware that many Community Associations have written letters and proposals regarding the *Guidebook for Great Communities*. Some are inner-city communities where the residents are concerned about the perceived need to increase densification in older neighbourhoods. Were it not for the restrictions arising from COVID, there would have been marches and demonstrations organized at City Hall. Many people who attended the 'engagement sessions' and the public hearings felt that they had not been listened to, even when they did get to speak on the matter.

There is a Facebook group called "Calgarians for Great Communities". It is obvious that those who are contributing to it are concerned about the Guidebook, and they make many good points. One point is true of everyone – that buying a house is the largest purchase you will ever make. You research the area in which you wish to live and buy accordingly, paying fair price for what you desire. Often there is a premium on single-family detached homes, and you would not expect that at some point your neighbour's house would be sold and the developer would build a two- or three-storey building next to you.

I am quoting from the City's *Engage* page "A big part of a community's life cycle is redevelopment, which often begins when communities reach a certain age and homes, buildings and amenities need to be refreshed and revitalized or renewed and replaced." This statement does not take into account what the residents of that area would like to see happen. It certainly favours developers who may wish to purchase homes in a district and use the land for their own purposes. Higher density residences such as duplexes, townhomes, row houses and semi-detached houses would be allowed in single-family neighbourhoods which were not designed for increased traffic.

Further reading of the City of Calgary website indicates that several communities are already in the process of working on their Local Area Plan, using the *Guidebook for Great Communities* as a development tool.

Therefore, regarding Bylaw 17P2020, please consider not approving the *Guidebook for Great Communities* as a statutory document. Continue to use it as a development tool and guidance for the Local Area Plans, as is currently being done. The Guidebook should continue to reflect the wishes of the citizens of Calgary, while showing planners and citizens the possibilities for redevelopment. It should be a flexible document.

We have lived in Meadowlark Park for over 40 years. Our neighbourhood is single-family residential and yet we are walking distance to stores, amenities and we have great access to both the bus and LRT. Our neighbourhood is experiencing great revival of new families, some of whom have returned to their family home, and is also home to some original owners. This is a vibrant and caring neighbourhood.

Thank you for considering these comments in your decision.

Respectfully,

Denyse Beauchamp
24 Malibou Road SW
Calgary, AB T2V 1W6

**Public Submission**

City Clerk's Office

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First name (required)	Norval
Last name (required)	Horner
What do you want to do? (required)	Request to speak
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)	I have attached aa summary of my comments . I am concerned about the Guidebook changing zoning and reducing community association input and likely causing the decline of the inner city. I understand my 1 page outline will go out to Council in advance

Outline of comments by W. Norval Horner to Calgary City Council - Mar. 22, 2021

Regarding the "Guidebook to Great Communities"

My Personal background

- 45 years a homeowner in Scarboro, always active in the community- president, traffic control, school retention, development aspects and historian
- living in a 108 year old heritage home built of sandstone and brick
- I am an active land developer in Central Alberta
- lived in Dallas early in my career and watched a beautiful neighborhood "block busted" systematically by developers who would acquire one home on a block and proceed to build something that did not fit and move in people who did not fit, then the houses on both sides went up for sale and pretty soon the neighborhood was effectively destroyed. The new buildings were low rise like your proposal.
- Zoning is a key protection that gives security with respect to neighbor's actions.

My key learnings on 45 years living in the inner city

- The inner city is subject to a great many pressures.
- homelessness, vagrancy, crime and proximity to social institutions.
- Sometimes decaying homes but renewing if community strong, aging residents, parking issues
- The risk of inappropriate development weakens the desire of homeowners to maintain or make investment in their property "its going to be torn down soon anyways"
- A strong Community Association with active participants who defend and enhance the community is essential to maintaining a strong inner city community.
- the whole city benefits from a strong inner city for a variety of reasons
- It is a key part of the city that gives people their first impression of a city and their impacts their desire to live there or locate a business there. Maintains the tax base if it is strong. Maintains heritage.

Problems with the Guidebook to great communities

- Loss of zoning protection takes away a key security that a homeowner relies on when he makes decisions about choosing a community or investing in his home or staying in it.
- Changing zoning makes an area subject to blockbusting like I saw in Dallas..
- that is a great risk of inner cities and has caused the decline of many.
- the guidebook also appears to take away influence from pesky Community Associations and give more to "all knowing" planners who are not familiar with our community and who tend to be subject to pressures from the development community and in my experience often make decisions that don't make sense for a community.
- If I was the planner I'm sure I wouldn't want communities to have any power either! but in practice my experience is that you get a better job done when you have a variety of inputs into the planning process. It's like having diversity on boards of directors which is now recognized as valuable

in summary I urge you not to adopt the guidebook in current form and not take away the current zoning on key inner city communities as I think you will do permanent damage to our city not just the neighborhoods that you affect but the whole city will suffer as a result. Also I don't see the center of the city being the huge employment center that it used to be so rezoning historic neighbourhoods is probably not necessary.

**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) Martina

Last name (required) Walsh

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)

March 14, 2021

To: Mayor, Councillors, City Clerk

RE: Guidebook for Great Communities – City Council, Public Hearing March 22, 2021

Dear Mayor and City Council,

I am writing as a citizen and property owner who is asking you to vote **against the approval** of the Guidebook for Great Communities that will be on the agenda of the March 22, 2021 Council meeting.

This version of the Guidebook presented to the citizens of Calgary, on January 26, 2021, is flawed and requires firstly, amendments to protect the current R-C1 zoning of many inner-city communities that have been designated as Zone A and secondly, a proper consultation period with Calgarians, to allow time to engage with stakeholders in a transparent manner, to listen to concerns and suggestions and to respond to these and make revisions to the Guidebook to reflect any needed amendments.

The Guidebook currently supports the goals of the City Planning Department to increase density and streamline development policies and procedures by utilizing a new modality of residential urban form categories. **The form category that I oppose is the Neighbourhood Local Limited Scale Residential Form** that will allow semi-detached, duplex and rowhouses in areas that were previously designated as R-C1, single detached housing.

The assumptions made in the Guidebook that my mature, inner-city community of Elbow Park is ripe for redevelopment and densification due to the age (older than 1945) of the community is in opposition to what is currently occurring in our area. Elbow Park is redeveloping, but the original homes are being replaced with appropriate single-family homes that are highly desired and sell quickly to a variety of families of different ages, races and compositions. Our community schools are filled to capacity and the Elbow Park Residents Association is well supported and active in all facets of community life. We are the “VIBRANT and PROSPEROUS Community”, that the Guidebook is hoping to create, and this is due to our single detached lots, respect for the historical nature of our area, mature treed streetscapes and community recreation sites.

The changes proposed in the Guidebook for the Zone A communities such as Elbow Park, that will change the zoning to allow semi-detached, duplex and rowhouses will negatively impact our area, as we currently do not have the infrastructure (water and sewer) in place to support the increase in housing density and do not have space in our schools.

The assumption, that a range of housing types in our area will equate to more affordable homes, is highly unlikely based on the experience of our close neighbours Altadore and Marda Loop, where densification and infill development has not been reflected in affordability.

In conclusion, I respectfully submit an amendment for the Guidebook:

1. The Guidebook be amended to include a new Urban Form category named “Neighbourhood Local Limited Scale Historical Inner City” that will maintain the current zoning of single detached R-C1, in efforts to protect mature inner-city communities, from destructive re development that threatens the historical nature of the community.
2. The Guidebook be amended to remove the Zone A and B designations (page 47 Guidebook) from the Limited Scale Residential Intensity Policies, thereby removing the assumption that these zones “present the greatest opportunities for infill development”.

In closing, I hope you will support me in respecting the history of Calgary’s unique inner-city communities and right to have a choice in area appropriate zoning.

Sincerely,

Martina Walsh

3811 11 Street SW Calgary T2T3M5
403-560-3500



INGLEWOOD COMMUNITY ASSOCIATION

1740 24TH AVE SE

CALGARY, ALBERTA

T2G 1P9

PHONE: 403-264-3835

EMAIL: info@icacalgary.com

March 12, 2021

City Council
City of Calgary
PO Box 2100, Stn. M
Calgary AB, T2P 2M5

Dear Councillors:

Re: Guidebook for Great Communities, City Council March 22, 2021, Item 2021-0015

THIS LETTER WAS FIRST SUBMITTED TO THE PUD COMMITTEE ONLINE ON FEBRUARY 1, 2021 AND SOMEHOW WAS NOT INCLUDED IN THE PACKAGE. THIS DOCUMENT HAS BEEN UPDATED SINCE THEN.

As President of the Inglewood Community Association, I would like to communicate that generally, Calgary Community Associations (CAs) appreciated the extra time taken by the Guidebook Team to clarify certain wording and modify UFCs since the summer. Unfortunately, within the Additional Criteria Areas for Low Density Housing Types, the generation of the two-zone treatment (A&B) of “intensity” is troubling to many of us.

In discussion amongst the many CAs who are justifiably very worried about the implications of the Guidebook for future planning, we were asked to articulate the top three items that concern us the most. For Inglewood, those items are:

1. Two-tiered treatment of density – this is not only inequitable but seems to be a politically motivated divide and conquer tactic to fracture the solidarity of inner-city and more suburban areas.
2. The heritage policy is just not finished yet and needs to be fully, specifically developed for each community.
3. The general typologies are too universally applied and wrongly outweigh the importance of an in-house statement for each community captured under an LAP umbrella.

In a similar vein, the top three amendments we’d look for are:

1. Removal of the two-tiers or at the very least, exceptions to the RC-G rubber stamp in Zone A should be expanded to include 1. heritage housing, 2. riparian landscapes and 3. TOD exemptions measured by foot access, not as the crow flies.
2. Density limited to nodes and corridors, not in the heart of single-family districts.

3. Specific allowance for differences between communities within an LAP, reflecting a guiding principle of the MDP: “Respecting and Enhancing Neighborhood Character”.

There are two primary overriding philosophies that shape Inglewood’s position on community planning, be it the “Guidebook” or any other regulatory document.

1. I would hope in the interests of the greater good we can agree that we will stand for all communities’ right to determine and maintain their individual character. It affects a) our quality of life, b) the viability of our small business community and c) livability as a city. The Guidebook contention that we get more choice by having all communities look the same is laughable.
2. We challenge the concept of scatter-gun density without conditions, which promotes inequitable opportunities for developers.
 - a) There is enough land rezoned already in the inner-city to stop sprawl for decades, but developers are not interested in developing land that is already valued at market price because it reduces their profit.
 - b) Spot upzoning is borne by voting residents as it destroys their neighborhoods.
 - c) As long as there is a decade’s worth of unsold inventory, almost no multi-unit developments will be constructed. The City can’t collect property taxes on unbuilt buildings. Density in the form of relaxations on the LOC have value to the developer. A normal contract would be taxes (perhaps plus community benefits) in exchange for relaxations. Currently, the applicant is handed the relaxation for a vague promise to perform eventually. So, density (profit) is given to developers with no firm commitment – the City has collected zero taxes but the relaxations are forever and the community has to live with it. LOC relaxations should never attach to a property title until the applicant meets its side of the contract: no DP (which has a two- year shelf life) with some serious cash up front, no change in the LOC.
 - d) The defensibility of über-density in a post COVID world has not been examined by health experts, economists or other informed specialists.

As far as heritage questions, concerns and implications, I will defer to the excellent letter submitted by the Calgary Heritage Initiative and Calgarians for Heritage Districts on January 29, without their cautious optimism. In our opinion, until the concerns raised by this correspondence are dealt with, there is not sufficient protection for our heritage areas generally, and there are not the building blocks specifically, that will allow for the development of any LAP with integrity. We encourage you to support that necessary action.

Yours very truly,

INGLEWOOD COMMUNITY ASSOCIATION



Phil Levson
President



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) Kent

Last name (required) Barrett

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

Public hearing item (required - max 75 characters) Subject: Guidebook For Great Communities / Proposed Bylaw 17P2020

Date of meeting

Dear Members of Calgary City Council;

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

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

Alternatively, please do not approve the Guidebook as a Statutory document. While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as aspirational guidance, that can show residents one possibility for redevelopment. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Rowhouse, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by City Council.

Sincerely
Kent Barrett

Public Submission

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

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

As a former member of the EPRA Board of Directors and former officer and board member of Calgary River Valleys, I wish to voice my deep objection to adoption of the Guidebook for Great Communities and the West Elbow Plan.. The integrity of historic, inner-city communities such as Elbow Park depend on maintenance of the character of the community, its culture, and its natural environment. The existing single-family residential pattern, schools, churches, recreational and natural parklands have sustained Elbow Park despite traffic and development pressures that threaten this core community. While the EPRA and other local institutions have worked with the Planning Dept. and Council members in the past to create thoughtful planning documents, such as the Elbow Park Charter, which provide guides to understanding the history and shared future goals of the residents, the current proposal fails miserably in this regard. Residents in Elbow Park do not support densification, changes in setback and height restrictions (which in recent years have been violated by City Planners, even in the face of successful appeals by local residents), increases in parking and traffic, commercialization in residential neighborhoods, and the loss of green spaces. The loss of mature trees and other destruction of riverside natural areas is of particular concern as the Lower Elbow River is under extreme stress in the urban setting. Calgary River Valleys has provided educational materials door-to-door and in regular articles published in the Gazette as well as stewardship opportunities for local residents. There is a growing realization of the importance of maintaining a healthy, bio-diverse riverside environment among Elbow Park residents that deserves to be respected in all City planning

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Mar 14, 2021

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Public Submission

City Clerk's Office

documents. The health and happiness of people who have built their lives in this community depend on careful consideration of the cultural, aesthetic, historical and unique character of Elbow Park. This Guidebook is opposed by local residents, our community association, and most people who have invested a great deal of their efforts in developing a friendly, safe and beautiful Elbow Park neighborhoods. I join them in their opposition and urge Council members to reject this Guidebook and Plan.

**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)	Paul
Last name (required)	Kenney
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Guidebook for Calgary communities
Date of meeting	Mar 15, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please do not approve the Guidebook for Calgary Communities. It will cause huge disruption to our neighbourhoods as well as destroy any quality of life in them. It is time Calgary started doing proper city planning and used area redevelopment guidelines. This will allow densification but also preserve some quality of life in our areas.

**Public Submission**

City Clerk's Office

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First name (required)	Chad
Last name (required)	Grekul
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Guidebook for Great Communities Public Hearing
Date of meeting	Mar 22, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	See attached letter.

Chad Grekul
4925 21 ST SW
Calgary, AB
T2T 5B7

March 14, 2021

Mayor Nenshi
Calgary City Council

Dear Mayor Nenshi and Calgary City Council:

SUBJECT: COMMENTS OPPOSING “THE GUIDEBOOK FOR GREAT COMMUNITIES”

I am providing comments in strong opposition to the City of Calgary’s “Guidebook for Great Communities”.

I am writing this letter as a concerned homeowner and resident of Altadore, residing within the South Calgary / Altadore Redevelopment Area with my wife and our three young children.

I have been a resident of the community of Altadore for the past 6 years. We chose to live here because we:

- wanted to live in a neighbourhood of single-family homes.
- liked the look and feel of this neighbourhood
- liked the canopy of mature trees and the sense of space
- wanted a house with a yard to raise our family
- like the interesting diverse, historical architecture,
- like the character that has evolved over decades and is difficult to find in newer communities.

I would like to submit the following comments regarding the Guidebook for Great Communities and express my strong opposition to the Guidebook for Great Communities as written.

We are deeply concerned that the policies of the current version of the Guidebook will have a negative impact on our community. Please add:

- a housing category to preserve neighbourhoods of single-detached family homes
- more protection for heritage homes, character defining streets and mature trees
- criteria to maintain current lot coverage, lot width, height and setback requirements.

Thank you for considering my comments. For any further information, please do not hesitate to contact me by phone at (587) 999-2820 or by email at chadgrekul@hotmail.com.

Sincerely,

A handwritten signature in black ink that reads "Chad Grekul". The signature is written in a cursive, flowing style.

Chad W. Grekul

**Public Submission**

City Clerk's Office

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First name (required) Jacqueline

Last name (required) Pollard

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

Public hearing item (required - max 75 characters) THE GUIDEBOOK FOR GREAT COMMUNITIES Public Hearing

Date of meeting Mar 22, 2021

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

Jacqueline Pollard
4925 21 ST SW
Calgary, AB
T2T 5B7

March 14, 2021

Mayor Nenshi
Calgary City Council

Dear Mayor Nenshi and Calgary City Council:

SUBJECT: STRONG OPPOSITION TO “THE GUIDEBOOK FOR GREAT COMMUNITIES”

I am providing comments in strong opposition to the City of Calgary’s “Guidebook for Great Communities”.

I am writing this letter as a concerned homeowner and resident of Altadore SW, residing within the South Calgary / Altadore Redevelopment Area with my wife and our three young children.

I have been a resident of the community of Altadore for the past 6 years. We chose to live here because we:

- wanted to live in a neighbourhood of single-family homes.
- liked the look and feel of this neighbourhood
- liked the canopy of mature trees and the sense of space
- wanted a house with a yard to raise our family
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- like the character that has evolved over decades and is difficult to find in newer communities

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- a housing category to preserve neighbourhoods of single-detached family homes
- more protection for heritage homes, character defining streets and mature trees
- criteria to maintain current lot coverage, lot width, height and setback requirements.

Thank you for considering my comments. For any further information, please do not hesitate to contact me by phone at (587) 777-1096 or by email at jacpollard@hotmail.com

Sincerely,

Jacqueline Pollard



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)	Sherri
Last name (required)	Balm
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Proposed Bylaw 17P2020 - Guide Book For Great Communities
Date of meeting	Mar 22, 2021

Dear Members of Calgary City Council;

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

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

Alternatively, please do not approve the Guidebook as a Statutory document. While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as aspirational guidance, that can show residents one possibility for redevelopment. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Rowhouse, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by City Council.

Sincerely,
Sherri Balm

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Unrestricted

Mar 15, 2021

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Public Submission

City Clerk's Office

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First name (required)	Patty
Last name (required)	Nowlin
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Guidebook for Great Communities and North Hill Communities Local Area Plan
Date of meeting	Mar 16, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am a resident of Crescent Heights and I am in support of my community association not supporting the Guidebook for Great Communities and North Hill Communities Local Area Plan.



To the Mayor and Members of Council,

March 12, 2021

Re: Guidebook for Great Communities and North Hill Communities Local Area Plan

After considerable deliberation, the Crescent Heights Community Association (CHCA) Board has passed the following motion:

The Crescent Heights Community Association does not support the North Hill Communities Local Area Plan and on behalf of our residents we request that our community be removed from the plan until further changes and improvements can be made.

We hope that Council and Administration will seriously consider our request. The CHCA has worked diligently with teams from The City on both the Guidebook for Great Communities (Guidebook) and North Hill Communities Local Area Plan (NHCLAP). Throughout this process, we have repeatedly expressed our concerns and suggestions which we believe are important to ensure a plan that will benefit our residents, provide stability and the opportunity for growth. We want to thank Administration for all their efforts and working with us on those changes that have ensued. In the last months, we submitted a series of amendments to Administration for their consideration. The City has been willing to consider a few of these amendments and they offer some potential improvements. Despite these potential amendments (which are not assured), we feel that our concerns have not been fully addressed. Our drafted amendments have been provided to Administration or are available from us if requested.

Even with some amendments being considered, there are too many parts of the plan that remain unresolved or not addressed to our satisfaction. Some assurances offered are for future work (ie. Heritage guidelines). We have no ability to gauge the effectiveness of this future work until it is completed. Unfortunately, we do not see a reasonable way for either plan to meet the specific needs of our community in the time remaining before Public Hearing.

Our reasons for wanting to be removed from the NHCLAP are summarized below:

1. The NHCLAP does not reference any existing statutory Land Use Bylaw (LUB) land uses. Through policy, the NHCLAP alters what is possible under our existing land uses. Until the Urban Form Categories (UFC's) are reflected in a revised Bylaw, our community will exist in a gap that will create confusion in accepted land uses. This could compromise property values, destabilize our housing (both owner and rental) and resident confidence. The revised LUB must be in place before our current Area Redevelopment Plan (ARP) is rescinded.



2. There is no unique vision for Crescent Heights recognized in the plan; the current one vision for all communities does not work.
3. We want to see a progressive plan which provides more emphasis on growth on our main streets so that these vital areas will develop before intense growth is considered in lower density areas of our community.
4. We request targets for each community for housing mix, retail and office, public open space, and mobility based on what each community determines is essential and needed for change over time; base these targets on community demographics and trends.
5. Our property owners need to be better informed of the impact of urban form categories (UFC) and building scale. Building scales in the current NHCLAP need to be revised.
6. We request specific details on urban forest retention and how it will be enforced.
7. We request guarantees for sufficient public open space and recreation facilities in the future as density increases.
8. Heritage asset guidelines need to be outlined before Crescent Heights can assess their impact on the community. There are no infill guidelines in either the NHCLAP or the Guidebook for residents to use to oppose, support, or guide redevelopment.

There are many worthwhile portions of both plans. The Guidebook contains guidelines for commercial and mixed development that we continue to support, especially in our main street areas. The creation of a multi community local area plan has many benefits for both the City and involved communities and can be a much more efficient and economical tool for future planning. Adding density to established areas to reduce urban sprawl is necessary and we believe it is possible to achieve this without creating dramatic changes in development intensity and community character.

The current direction of The City, with respect to the creation of Zone 'a' in the Guidebook, puts undue pressure on the established communities in the inner city and compromises the collection of successful, eclectic, heritage rich, and stable communities to achieve goals in the Municipal Development Plan (MDP) that could be met with much more sensitive policies and guidelines. The anticipated loss of heritage assets and urban forest is most concerning for us.



Crescent Heights is a special place in our City: diverse, rich in heritage, eclectic, and open to change and evolution. We want to see growth that better considers what is valuable and unique in our community. Residents and communities need to be listened to.

With continued work both these plans can address the goals of the MDP, and create positive change. We urge The City not to rush the approval of a plan that could be so much better. Please provide the opportunity to consider the unique assets of the communities that are part of this plan. Please allow the necessary time to evaluate the changing influences of COVID, a struggling downtown core, altered population forecasts, and subsequent changes in residential and workplace preferences.

By email only

Simonetta Acteson, North Hill Communities Working Group, CHCA Representative

On behalf of the Crescent Heights Community Association

cc. Teresa Goldstein, Manager – North Area, Community Planning, City of Calgary

Renfrew Community Association

Rosedale Community Association

Capitol Hill Community Association

Highland Park Community Association

Mount Pleasant Community Association

Tuxedo Community Association

Winston Heights/Mountview Community Association

Thorndcliffe Greenview Community Association

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) Laurence

Last name (required) Mountjoy

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

Public hearing item (required - max 75 characters) Guidebook For Great Communities/Proposed Bylaw 17P2020

Date of meeting Mar 22, 2021

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

March 15, 2021
Laurence Mountjoy
37 Colleen Cr. S.W.

Subject: Guidebook For Great Communities / Proposed Bylaw 17P2020

Dear Members of Calgary City Council;

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

Alternatively, please do not approve the Guidebook as a Statutory document. While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as aspirational guidance, that can show residents one possibility for redevelopment. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Rowhouse, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by City Council.

Signed,

L. Mountjoy



Public Submission

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First name (required) Paul

Last name (required) Mountjoy

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

Public hearing item (required - max 75 characters) Guidebook For Great Communities / Proposed Bylaw 17P2020

Date of meeting Mar 22, 2021

Dear Members of Calgary City Council;

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

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

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First name (required) Cameron

Last name (required) Howey

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

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

Date of meeting Mar 22, 2021

Public Comment City Council Meeting on March 22
Concern: The Guidebook for Great Communities ("Guidebook")

For me really one issue gone is traditional RC-1 - say Hello to Limited Scale Development in Zone B

I only saw the document because my community association emailed it to me three times last week, I first looked Sunday morning (March 14th). Perhaps I missed something, but it appears that community associations across Calgary are also concerned.

A partial list:

- Brentwood Community Association
- Bridgeland Riverside Community Association
- Crescent Heights Community Association
- Elbow Park Residents Association

I'm concerned that in existing neighbourhoods like Brentwood a developer would be able to buy 3 lots and likely get approval put up a large 3 story* multiplex on Button Rd. Interesting that the newer planned neighbourhoods like Seaton (Brentwood BCA document slide 21) seem to be excluded.

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

I couldn't find any total height restrictions (m/ft) for Limited Scale Development. Depending on the level of the ground floor, a 3 story 10ft (10+1 floor = 3.048 m) in

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Mar 15, 2021

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Public Submission

City Clerk's Office

2025 would be very close to 4 stories in 1960. I calculate 3.9 times with a ground floor at 4ft above grade compared to a more typical 2 ft.
With Button Rd being less than a 20 minute walk (in many cases less than 5 minutes) to many resources, I'm concerned Button Road could look like Figure 25 in the guidebook in 2030.

Clearly we need densification to build community and reduce our carbon footprint. Perhaps also good for mental health if more people can have shorter commutes and less expensive homes. Tricky thing to do, while gaining broad support for the changes.

Having a Guidebook for Great Communities that is supported by the community associations and the people of Calgary is important. Extending final approval one year may make sense to gather broad input, from what I understand were major changes in January 2021 (adding Zones A & B see slide 9 BCA). I suspect I'm not the only Calgary resident who has missed this significant document.

Public Comment City Council Meeting on March 22

Concern: The Guidebook for Great Communities ("Guidebook")

For me really one issue gone is traditional RC-1 - say Hello to Limited Scale Development in Zone B

I only saw the document because my community association emailed it to me three times last week, I first looked Sunday morning (March 14th). Perhaps I missed something, but it appears that community associations across Calgary are also concerned. A partial list:

- [Brentwood Community Association](#)
- [Bridgeland Riverside Community Association](#)
- [Crescent Heights Community Association](#)
- [Elbow Park Residents Association](#) -

I'm concerned that in existing neighbourhoods like Brentwood a developer would be able to buy 3 lots and likely get approval put up a large 3 story* multiplex on Button Rd. Interesting that the newer planned neighbourhoods like Seaton (Brentwood BCA document [slide 21](#)) seem to be excluded.

I couldn't find any total height restrictions (m/ft) for **Limited Scale Development**. Depending on the level of the ground floor, a 3 story 10ft (10+1 floor = 3.048 m) in 2025 would be very close to 4 stories in 1960. I calculate 3.9 times with a ground floor at 4ft above grade compared to a more typical 2 ft.

With Button Rd being less than a 20 minute walk (in many cases less than 5 minutes) to many resources, I'm concerned Button Road could look like this in 2030:

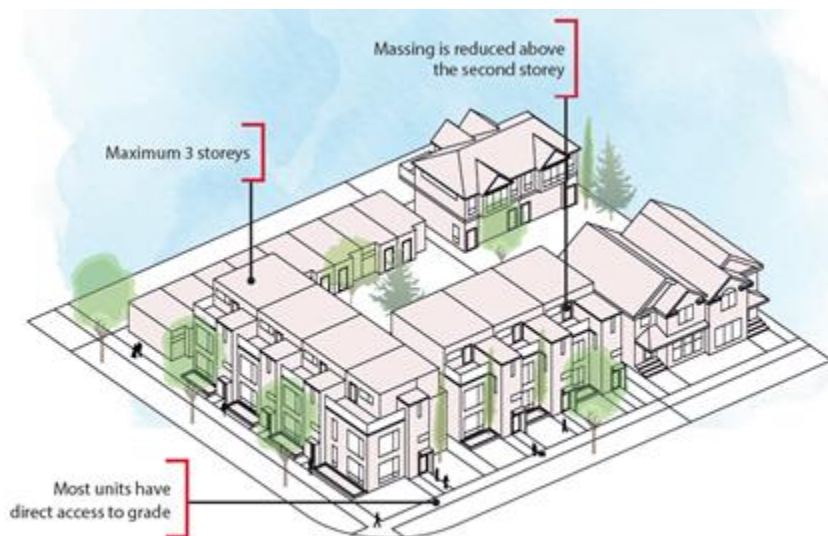


Figure 25: Illustration of Limited Scale Development

Clearly we need densification to build community and reduce our carbon footprint. Perhaps also good for mental health if more people can have shorter commutes and less expensive homes. Tricky thing to do, while gaining broad support for the changes.

Having a Guidebook for Great Communities that is supported by the community associations and the people of Calgary is important. Extending final approval one year may make sense to gather broad input, from what I understand were major changes in January 2021 (adding Zones A & B see slide 9 [BCA](#)). I suspect I'm not the only Calgary resident who has missed this significant document.

Sincerely,

Cameron Howey
Brentwood Resident

**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) Jennifer

Last name (required) Ramsay

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

Public hearing item (required - max 75 characters) North Hill plan & guidebook

Date of meeting Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters) I believe this plan is putting pressure on the beautiful unique Crescent Heights community. On our land, trees, property values & safety. Please see attached concerns and do not rush to approve this plan and allow to time for further consideration and review.



To the Mayor and Members of Council,

March 12, 2021

Re: Guidebook for Great Communities and North Hill Communities Local Area Plan

After considerable deliberation, the Crescent Heights Community Association (CHCA) Board has passed the following motion:

The Crescent Heights Community Association does not support the North Hill Communities Local Area Plan and on behalf of our residents we request that our community be removed from the plan until further changes and improvements can be made.

We hope that Council and Administration will seriously consider our request. The CHCA has worked diligently with teams from The City on both the Guidebook for Great Communities (Guidebook) and North Hill Communities Local Area Plan (NHCLAP). Throughout this process, we have repeatedly expressed our concerns and suggestions which we believe are important to ensure a plan that will benefit our residents, provide stability and the opportunity for growth. We want to thank Administration for all their efforts and working with us on those changes that have ensued. In the last months, we submitted a series of amendments to Administration for their consideration. The City has been willing to consider a few of these amendments and they offer some potential improvements. Despite these potential amendments (which are not assured), we feel that our concerns have not been fully addressed. Our drafted amendments have been provided to Administration or are available from us if requested.

Even with some amendments being considered, there are too many parts of the plan that remain unresolved or not addressed to our satisfaction. Some assurances offered are for future work (ie. Heritage guidelines). We have no ability to gauge the effectiveness of this future work until it is completed. Unfortunately, we do not see a reasonable way for either plan to meet the specific needs of our community in the time remaining before Public Hearing.

Our reasons for wanting to be removed from the NHCLAP are summarized below:

1. The NHCLAP does not reference any existing statutory Land Use Bylaw (LUB) land uses. Through policy, the NHCLAP alters what is possible under our existing land uses. Until the Urban Form Categories (UFC's) are reflected in a revised Bylaw, our community will exist in a gap that will create confusion in accepted land uses. This could compromise property values, destabilize our housing (both owner and rental) and resident confidence. The revised LUB must be in place before our current Area Redevelopment Plan (ARP) is rescinded.



2. There is no unique vision for Crescent Heights recognized in the plan; the current one vision for all communities does not work.
3. We want to see a progressive plan which provides more emphasis on growth on our main streets so that these vital areas will develop before intense growth is considered in lower density areas of our community.
4. We request targets for each community for housing mix, retail and office, public open space, and mobility based on what each community determines is essential and needed for change over time; base these targets on community demographics and trends.
5. Our property owners need to be better informed of the impact of urban form categories (UFC) and building scale. Building scales in the current NHCLAP need to be revised.
6. We request specific details on urban forest retention and how it will be enforced.
7. We request guarantees for sufficient public open space and recreation facilities in the future as density increases.
8. Heritage asset guidelines need to be outlined before Crescent Heights can assess their impact on the community. There are no infill guidelines in either the NHCLAP or the Guidebook for residents to use to oppose, support, or guide redevelopment.

There are many worthwhile portions of both plans. The Guidebook contains guidelines for commercial and mixed development that we continue to support, especially in our main street areas. The creation of a multi community local area plan has many benefits for both the City and involved communities and can be a much more efficient and economical tool for future planning. Adding density to established areas to reduce urban sprawl is necessary and we believe it is possible to achieve this without creating dramatic changes in development intensity and community character.

The current direction of The City, with respect to the creation of Zone 'a' in the Guidebook, puts undue pressure on the established communities in the inner city and compromises the collection of successful, eclectic, heritage rich, and stable communities to achieve goals in the Municipal Development Plan (MDP) that could be met with much more sensitive policies and guidelines. The anticipated loss of heritage assets and urban forest is most concerning for us.



Crescent Heights is a special place in our City: diverse, rich in heritage, eclectic, and open to change and evolution. We want to see growth that better considers what is valuable and unique in our community. Residents and communities need to be listened to.

With continued work both these plans can address the goals of the MDP, and create positive change. We urge The City not to rush the approval of a plan that could be so much better. Please provide the opportunity to consider the unique assets of the communities that are part of this plan. Please allow the necessary time to evaluate the changing influences of COVID, a struggling downtown core, altered population forecasts, and subsequent changes in residential and workplace preferences.

By email only

Simonetta Acteson, North Hill Communities Working Group, CHCA Representative

On behalf of the Crescent Heights Community Association

cc. Teresa Goldstein, Manager – North Area, Community Planning, City of Calgary

Renfrew Community Association

Rosedale Community Association

Capitol Hill Community Association

Highland Park Community Association

Mount Pleasant Community Association

Tuxedo Community Association

Winston Heights/Mountview Community Association

Thorndcliffe Greenview Community Association



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) Joanne

Last name (required) Dial

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

Public hearing item (required - max 75 characters) March 22 Combined Meeting of Council Agenda

Date of meeting Mar 22, 2021

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

Dear City Council,

I appreciate good design and what it means for my neighbourhood. The effective coordination of land use planning, architecture, landscaping, and transportation are just some of the elements that enhance what I love about my neighbourhood. I worry that the Guidebook's lack of policies for residential design will result in new buildings that do not integrate well with existing development.

On 22 March 2021, at a Combined Meeting of Council, you will be asked to consider whether The Guidebook for Great Communities and The North Hills Communities Local Area Plan are ready to be made statutory. Currently, the North Hills Plan, the pilot multi-community plan using the Guidebook has NO policies to guide the design of residential infill development. The existing policies in the Area Redevelopment Plans for Winston Heights and Crescent Heights will be rescinded once this plan is approved. Please support a motion to make the following amendments in bold:

(1) The Guidebook for Great Communities – Chapter 1 Additions (page 24) Local area plans should be informed by community characteristics and attributes, including, but not limited to: i. neighbourhood structure; ii. patterns of streetscape

Patterns of streetscape can be addressed by including elements such as: setbacks of buildings; placement of garages; landscaping and/or mature trees; roof pitch; materials; porches and gables sidewalk width, etc.

(2) Before approving the North Hills Local Area Plan, additions must be made in accordance with Chapter 1 of The Guidebook - "Individual community characteristics and

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Mar 15, 2021

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Public Submission

City Clerk's Office

attributes":

- Community demographics and trends; cultural and heritage assets; development constraints (infrastructure); parks and recreational facilities; including current capacity; significant view corridors.
- Patterns of streetscape; historic main streets; definition of discretionary guidelines for Layer 2 – Heritage Policies.

Good design helps make Calgary a liveable place for Calgarians now and in the future. The Municipal Development Plan, section 2.3.2 supports respecting and enhancing neighbourhood character: "Attention must be paid to ensuring that appropriate local context is considered when planning for intensification and redevelopment."

The Guidebook and new multi-community plans should reflect what residents love about their communities. Please support the inclusion of policies to guide infill development in residential areas that consider patterns of streetscapes,

**Public Submission**

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First name (required)	Chris
Last name (required)	Orr
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Proposed Bylaw 17P2020
Date of meeting	Mar 22, 2021

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

March 12, 2021

Chris Orr and Andrea LeBel
7324 11St SW
Calgary AB T2V 1N1
chrisandea@shaw.ca

Subject: Guidebook For Great Communities / Proposed Bylaw 17P2020

Dear Members of Calgary City Council;

Please table Bylaw 17P2020 until after the civic election. At this point it is clear that most Calgarians are unaware of the impact this document will have on Single Family land use by-laws and Calgary as a whole. Notwithstanding the rhetoric of the administration regarding consultation, the simple fact that so few Calgarians are aware of it demonstrates that meaningful engagement by the city has not taken place.

While the document contains many useful ideas and suggestions, a plan of this significance should be discussed openly, with attention given to all aspects including desired outcomes, infrastructure costs and outcomes that will impact communities. This is not something that should be slipped through under cover of a 'guide', but which in reality will become the planning model for the future.

Please do not dismiss this as simply another letter from a disgruntled R1 owner. The City of Calgary will need to evolve; however, significant changes should be done openly with full and meaningful consultation.

Thank you



Chris Orr

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First name (required) John

Last name (required) Haggis

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

Public hearing item (required - max 75 characters) Guidebook For Great Communities / Proposed Bylaw 17P2020

Date of meeting Mar 15, 2021

Dear Members of Calgary City Council;

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

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

Alternatively, please do not approve the Guidebook as a Statutory document. While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as aspirational guidance, that can show residents one possibility for redevelopment. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Rowhouse, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by City Council.

Signed,

John Haggis & Jessica Haggis

Public Submission

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First name (required)	Aletha
Last name (required)	Brooks
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)	I support the amendments that will be presented by councilor Jeromy Farkas



Public Submission

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First name (required) Andrew

Last name (required) Weldon

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

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

Date of meeting Mar 15, 2021

March 15, 2021

Dear Mayor Nenshi and Calgary City Councillors,

RE: Letter of Concern - Guidebook for Great Communities ("Guidebook")

Our family has lived in University Heights for 34 years and I am deeply concerned about provisions in the Guidebook that will significantly alter the character of our neighbourhood. In addition, the Guidebook is confusing, unclear and lacks enough detail to fully understand the implications that the potential changes will have on University Heights.

The issue that causes me the most concern is the elimination of all areas that are currently limited to single family houses or duplexes. The Guidebook will allow any of the existing single family houses or duplexes to be demolished and replaced with multi-unit rowhouses and multi-story condos. Effectively, the Guidebook allows densification to occur randomly anywhere within our neighbourhood.

I am also concerned with the lack of consultation. These sweeping changes are an overreach for City Hall which few Calgarians are aware of.

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Public Submission

City Clerk's Office

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

I am equally concerned at the complete disregard and lack of acknowledgement of existing Restrictive Covenants ("RCs") in the Guidebook. RCs exist in numerous communities in Calgary. Our RCs preserve the original, historical vision of University Heights. These covenants are legal contracts that are attached to the Land Title for each residence in our community and have created and preserved the character and fabric of this community since their inception in the 1960s. City bylaws do not supersede the RCs and the Guidebook must recognize their existence as binding documents that run with the title of each property instead of setting the City and its citizens up for costly and lengthy legal battles and pitting neighbours against neighbours. RCs must be respected by City Hall as well as property developers and the existence of the RCs and the restrictions and guidelines contained therein must be included in any final version of the Guidebook.

This is the most dramatic undertaking by a City Council in significantly reshaping our City. If Council is so convinced that this Guidebook has merit then it is respectfully submitted that Council put it before the citizens in a plebiscite in this year's Municipal election.

As our elected representatives, I ask that you address the many valid concerns that have been raised regarding the Guidebook.

Respectfully yours,

Andrew D. Weldon
3304 Utah Dr. NW
Calgary, Alberta
T2N 4A4

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First name (required) Stephen

Last name (required) Dundas Smith

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) Deferral of Guidebook Approval - Request for Ammendments

March 15, 2021

RE: GUIDEBOOK FOR GREAT COMMUNITIES – Increased Densification in Mount Royal

I am a resident of Mount Royal and only recently became aware of the City of Calgary's proposed changes to the planning and development rules contained in the Guidebook for Great Communities. The Guidebook will permit developers to apply to build multi-unit residential buildings in Upper Mount Royal. I am deeply concerned that the policies of the current version of the Guidebook will have a negative impact on our community and request that the City consider the following amendments:

- a housing category to preserve neighbourhoods of single-detached family homes
- protection for heritage neighbourhoods, homes, streetscapes and mature trees
- criteria to maintain current lot coverage, lot width, height and setback requirements.

Mount Royal has an Area Redevelopment Plan. Adherence to its guidelines helps ensure that new buildings integrate into existing street massing and preserve valued greenspace.

As I read the guidebook, I couldn't help but think that Mount Royal already enjoys the attributes outlined in the document. Residents can easily walk or bike to work in the downtown core and the restaurants and amenities found on 17th Avenue SW and 4th Street SW are just steps away. There are all levels of public schools within the community and there is good access to public transportation nearby.

As an avid gardener and architecture buff, I find the neighbourhood is a perfect place to enjoy long walks. I appreciate the picturesque parks/landscapes, the elegantly winding roads that follow the natural terrain, and the variety of architectural styles that have evolved in Mount Royal over its 100+ year history. ***Connection to nature in urban areas is restorative and conducive to well-being. People from all parts of the city come to Mount Royal simply to walk it.***

In a city as young as Calgary, it is important to protect the character of its few heritage neighborhoods. Mount Royal's history of being developed on CPR lands... its planning based on integrated gardens and architecture reminiscent of F.L. Olmsted's Picturesque/Pastoral Styles make it a rare gem in Calgary.

NEED FOR MEANINGFUL CONSULTATIONS

I understand that the Guidebook for Great Communities was approved by the PUD Committee on February 3, 2021 and is now scheduled for the City Council Meeting of March 22nd. I urge City Council to defer making a decision on the Guidebook until after the Municipal election on October 18th so as to ensure meaningful consultations and the time to consider appropriate amendments. Please re-start a meaningful engagement process with residents of inner-city communities, including Mount Royal.

Sincerely,

Stephen Dundas Smith and Laura Lynch
cc. Mount Royal Community Association and MRCA Development Committee

From: [Ed Davies](#)
To: [Public Submissions](#)
Subject: [EXT] The Guidebook for Great Communities - Climate Resiliency - March 22 Meeting
Date: Sunday, March 14, 2021 8:11:24 PM

Dear City Council,

I am writing to you to request your support to include clear direction on reusing/repurposed heritage buildings and protecting trees in the Guidebook for Great Communities and the North Hill Communities Local Area Plan (LAP).

The Guidebook should direct the mapping of buildings (heritage and other) that are valued because of their contribution to the sense of place in communities. These buildings could fill a community gap such as affordable housing. Each LAP must have a target number of repurposed buildings. With vacancy rates as they are, we should be reusing existing buildings, not tearing them down. Heritage Calgary's 2017 report on the Economics of Heritage Preservation for Calgary stated:

The “greenest” building is a building that already exists, and the preservation of those buildings is beneficial to the City because adaptive reuse of buildings uses existing infrastructure, such as roads, sewer, and so on. Building renewal mitigates the overall environmental intrusion in existing municipal streetscapes, while at the same time recycling existing materials that would otherwise end up in landfills.

Currently, 20-25% of our landfill is (comprised of) construction waste. If we retrofit old buildings, this is the most important action we can take to mitigate climate change. (See 2017 study “Measuring the Value of Heritage Preservation in Edmonton.”)

In regards to our City's tree canopy, trees improve mental and physical health, increase carbon capture; improve air quality; support biodiversity; assist in storm water management; and prevent erosion. Progressive policies which draw on best practices from other Canadian cities should be included in the Guidebook. For example, Vancouver's bylaw makes property owners pause to consider and justify the removal of private trees through a mandatory permitting process.

Please support amendments that limit lot coverage in historic areas to give trees the space they need to grow. Secondly, please ensure that an inventory of buildings to be repurposed is included for each LAP.

Sincerely,

Ed Davies

-- Ed Davies
daviesed@telus.net

1505 Scotland Street SW Calgary T3C2L6

From: [Ed Davies](#)
To: [Public Submissions](#)
Subject: [EXT] The Guidebook for Great Communities - Heritage Policies - March 22 Meeting
Date: Sunday, March 14, 2021 8:09:18 PM

Dear City Council,

My vision for growth in Calgary is a variety of housing types in different locations of the city. Small-scale historic areas add to the vibrancy and liveability of a more compact City.

The size and massing of a building that is substantially larger than smaller homes beside it creates issues of privacy, overlooking and loss of sunlight. Trees and landscaping have to be removed to accommodate the additional massing has negative impacts on the visual harmony of the streetscape. A solution for increasing population in historic areas is to add "hidden density" in the form of secondary suites, laneway housing, and dividing homes into apartments.

New heritage policies in The Guidebook for Great Communities ('The Guidebook') will be considered by Council on March 22nd 2021. We ask that you direct Administration to amend the following policies that appear in the Guidebook and the North Hill Communities local area plan:

- Limitations of lot coverage, height and setbacks (front and side) for heritage areas eligible for Layer 2 heritage conservation area policies;
- Heritage districting. Please modify the wording that allows higher density "near or adjacent to main streets," by adding "except if the main street is a heritage main street and/or where residential heritage area guidelines apply." This would protect the integrity of potential heritage districts that have both residential and commercial assets.

Furthermore:

- The program for direct control districts in heritage areas (rollout 2021-2023) should also be modified to include limits to lot coverage, height and setbacks (front and side).

Experience shows that upzoning land parcels with heritage assets leads to the "tear down" of heritage. The streetscape of a historic neighbourhood that combines infills covering 60% of the lot with historic properties that have 20%-30% lot coverage is not appropriate in older communities and will deter owners from designating their homes.

Thank you for considering my recommendations to modify the policies in the Guidebook and the North Hill plan to support the retention of heritage in our historic communities.

Sincerely, Ed Davies

-- Ed Davies
daviesed@telus.net
1505 Scotland Street SW Calgary T3C2L6

From: [Ed Davies](#)
To: [Public Submissions](#)
Subject: [EXT] The Guidebook for Great Communities - Residential Policies - March 22 Meeting
Date: Sunday, March 14, 2021 8:04:47 PM

Dear City Council,

I appreciate good design and what it means for my neighbourhood. The effective coordination of land use planning, architecture, landscaping, and transportation are just some of the elements that enhance what I love about my neighbourhood. I worry that the Guidebook's lack of policies for residential design will result in new buildings that do not integrate well with existing development.

On 22 March 2021, at a Combined Meeting of Council, you will be asked to consider whether The Guidebook for Great Communities and The North Hills Communities Local Area Plan are ready to be made statutory. Currently, the North Hills Plan, the pilot multi-community plan using the Guidebook has NO policies to guide the design of residential infill development. The existing policies in the Area Redevelopment Plans for Winston Heights and Crescent Heights will be rescinded once this plan is approved. Please support a motion to make the following amendments **in bold**:

(1) The Guidebook for Great Communities – Chapter 1 Additions (page 24) Local area plans should be informed by community characteristics and attributes, including, but not limited to: i. neighbourhood structure; **ii. patterns of streetscape**

Patterns of streetscape can be addressed by including elements such as: setbacks of buildings; placement of garages; landscaping and/or mature trees; roof pitch; materials; porches and gables sidewalk width, etc.

(2) Before approving the North Hills Local Area Plan, additions must be made in accordance with Chapter 1 of The Guidebook - "Individual community characteristics and attributes":

- **Community demographics and trends; cultural and heritage assets; development constraints (infrastructure); parks and recreational facilities; including current capacity; significant view corridors.**
- **Patterns of streetscape; historic main streets; definition of discretionary guidelines for Layer 2 – Heritage Policies.**

Good design helps make Calgary a liveable place for Calgarians now and in the future. The Municipal Development Plan, section 2.3.2 supports respecting and enhancing neighbourhood character: "Attention must be paid to ensuring that appropriate local context is considered when planning for intensification and redevelopment."

The Guidebook and new multi-community plans should reflect what residents love about their communities. Please support the inclusion of policies to guide infill development in residential areas that consider patterns of streetscapes, architectural details, as well as natural features that create a recognizable sense of place.

Sincerely, Ed Davies

-- Ed Davies

daviesed@telus.net

1505 Scotland Street SW Calgary T3C2L6

**Public Submission**

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating 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 (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- ✓ 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) Dundas

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

Public hearing item (required - max 75 characters) Guidebook For Great Communities-Proposed Bylaw 17P2020

Date of meeting Mar 22, 2021

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

March 15, 2021

Re: Guidebook For Great Communities/Proposed Bylaw
17P2020
Name of Property Owner: Christine Dundas
Address of Owner: 7220 Kew Street S.W. Calgary

Dear Members of Calgary City Council;

Please table Bylaw 17P2020 until after the Municipal election in October so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

Alternatively, please do not approve the Guidebook as a Statutory document. While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as aspirational guidance that can show residents possibilities for redevelopment. Please remove Table 1 on page 131 from the document. This section contains the addition of Semi-detached, Duplex, Rowhouse and Cottage Housing Cluster to the Single Family Land Use Bylaw. Any land use change should require approval by City Council.

Thank you for your consideration.

Yours truly,


Christine Dundas

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)	Norm
Last name (required)	Tatz
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)

Today, March 15, 2021 is the first time I heard of this "Guidebook" and I fear that, once again, city council has once again spent money to put together a plan for the city that most citizens have been unaware of until the last minute. The very fact that this plan has come to light only one week before the council vote is typical of this council and their general disconnect and disdain for the people of Calgary. To continue with the proposal to increase population density in established neighbourhoods without addressing the concerns with high density living resulting from the ongoing COVID pandemic is irresponsible and shows how this city council will stop at nothing to push their agenda. The implementation of the bike lanes is a good example of how council does not listen to the citizens who have elected them. We have two bike lanes on Northland Drive that, on a good day, will see one or two cyclists. The cost of building these bike lanes was close to \$500,000. The high density apartments/condos built at Brentwood have destroyed the neighbourhood and created a mini downtown complete with the wind tunnel effect, shade from the sun, reduced parking and traffic congestion. This development is truly a ghetto. There is a condo development in progress at Dalhousie which will add some 500 families in three towers. No meaningful neighbourhood consultation was conducted. There was an information session about this development but, in typical City fashion, it was held in the summer when fewer people were in town, it was limited to nearby neighbours and it was poorly advertised. I've attached the Brentwood Community response to the Guidebook to give some credibility to my concerns. Council has demonstrated on many issues that the views, concerns and

ISC:

1/2

Unrestricted

Mar 15, 2021

354

9:24:49 AM

Public Submission

City Clerk's Office

wishes of the citizens of Calgary are of no real concern to them in any of their decisions or plans and, I believe that no matter the public consensus, this plan will be implemented and will drive more people from the city.

Why the Guidebook isn't so Great

Concerns about the Guidebook for Great Communities

For more information,

Visit the City of Calgary Guidebook website: <http://calgary.ca/guidebook>

Attend an upcoming City hosted Guidebook 101 session:

- Mar 13: <https://guidebook101-mar13.eventbrite.ca/>
- Mar 16: <https://guidebook101-mar16.eventbrite.ca/>

See what other Calgarians are saying about the Guidebook here: <http://calgaryguidebook.ca>

Main Concerns

1. **The Guidebook does not include a category for single detached homes.** The Urban Form and Scale Categories (page 3) identify the lowest urban form in this document as including up to 3 storeys and up to townhouses or rowhouses. (See illustration on page 5). While R-C1 properties will still exist, and a developer would still need land use approval before building a townhouse development, the Guidebook would provide support for the application.

Source: www.calgary.ca/guidebookfacts

Why isn't there an urban form category for single detached homes? Will entire streets remain single detached homes?

Urban form categories capture the broad range of building types and uses that may generally occur in an area. Neighbourhood Local areas may be predominantly single detached dwellings, but may also include other types of homes such as rowhomes, semi-detached, fourplexes and even apartment buildings mixed in. The Guidebook includes policy encouraging the sensitive integration of new buildings with their surroundings. However, as is the case today, many streets will experience limited or no redevelopment and any redevelopment is initiated by individual property owners.

2. **Lot coverage and loss of trees / greenspaces**
R-C1 properties can have buildings covering 45% of the property, R-G (includes townhouses) allows up to 60%. Existing areas with large trees and greenspaces may lose much of the tree canopy and greenspace. Privacy / overlooking / massing are also concerns (see example page 15).
3. **The lack of contiguous areas of R-C1.** In new greenfield communities, developers delineate types of housing and plan entire blocks of exclusively R-1, or R-2, or other housing forms. They don't mix and match on every block. Many new areas have R-G land use, which allows for a variety of housing forms. (see page 20) However, when developing new communities, a developer will control what will be developed on each lot as they would not be able to sell a single family home without identifying what will be built next door. (pages 18 – 21) They do not have the same concern in an existing community as they have no vested interest in the home next door.

Main Concerns

4. **Definition of “connector” streets.** Greater density is to be placed on connectors, but some communities don’t have housing located directly on the major connectors within their area (example: Brentwood is bounded by major thoroughfares such as John Laurie, Shaganappi, Northland and Crowchild, but none of them have housing directly on them). Therefore the next buildable “main” streets are much smaller, local streets (Northmount, Brisebois, Capri) lined with R-1 houses. Are these suitable for 6-storey or higher buildings? (see pages 22 - 23 for an example of how a Local Area Plan designates the connector streets deemed appropriate for higher density buildings)
5. **The Guidebook would override existing ARPs where density has already been planned.** ARP materials will be “transferred over” into the LAPs, but each community’s carefully planned ARP will be replaced with a multi-community model involving up to a dozen or so communities. While some multi-community planning is welcomed, there is little consideration of the unique features in each community. The Guidebook focuses on how to create great communities but not how to sustain the great communities we already have. Community character considers the pattern of streetscape, architectural details, scale and massing, and natural features that create an “experience” that is recognizable as a sense of place. ARPs captured this in detail that a broader Guidebook cannot.
6. **Density was already planned in many communities for central areas** (Currie, Brentwood TOD, Dalhousie Coop, Stadium Shopping Centre, University District, etc.). Those areas had detailed plans and community engagement and the larger scale projects were planned as the highest areas of redevelopment.
7. **The Guidebook’s division of established communities into Zones A and B**, one of which allows for “reinforcing exclusive and stratified areas” (Zone B) and another (Zone A) that does not, and other communities outside of both zones. This serves to divide communities and the boundaries are subject to change. (see pages 9 and 10). This was only added to the Guidebook in January 2021 so many communities or residents are not aware of this major change.

How do the Urban Form and the Scale Categories work?

Page 28: There are four **Neighbourhood Urban Form** categories –

1. Neighbourhood Commercial
2. Neighbourhood Flex
3. Neighbourhood Connector
4. Neighbourhood Local

Figure 9: Neighbourhood Urban Form Categories

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local



Pages 76 – 77 – Scale Categories



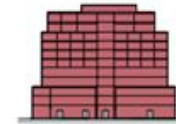
Limited

- Buildings of three storeys or less.
- May limit building mass above the second storey in Neighbourhood Local areas.
- Typically characterized by single-detached, semi-detached, and rowhouse residential development, and small stand-alone commercial or mixed-use buildings.



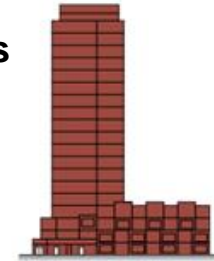
Low

- Buildings of six storeys or less.
- Typically characterized by apartments, stacked townhouses, mixed-use and industrial buildings.



Mid

- Buildings of twelve storeys or less.
- Focus on appropriate street wall height and public realm interface.
- Typically characterized by apartments, offices and mixed-use buildings.



High

- Buildings of twenty-six storeys or less.
- Focus on site design and building massing.
- Typically characterized by tower and podium or point tower buildings.



Highest

- Buildings of twenty-seven storeys or more.
- Focus on site design and building massing.
- Typically characterized by tower and podium or point tower buildings.

Neighbourhood Local and Limited Scale

Neighbourhood Local is the lowest density area proposed.

Limited Scale is the lowest “modifier” proposed.

Together they provide the framework for redevelopment in current R-C1 and R-C2 areas.

What does Limited Scale mean?

*Limited Scale accommodates developments that are **three storeys or less**. This modifier includes a broad range of ground-oriented building forms, **including single-detached, semi-detached, rowhouses, townhomes, stacked townhomes, mixed-use buildings, commercial and some industrial buildings.***

2.23 Limited Scale Policies

a. Development in Limited Scale areas should be three storeys in height or less.

b. Development in Limited Scale areas may limit building mass above the second storey in Neighbourhood Local areas.

(page 78 of the Guidebook)

Neighbourhood Local and Limited Scale

What does Limited Scale look like?

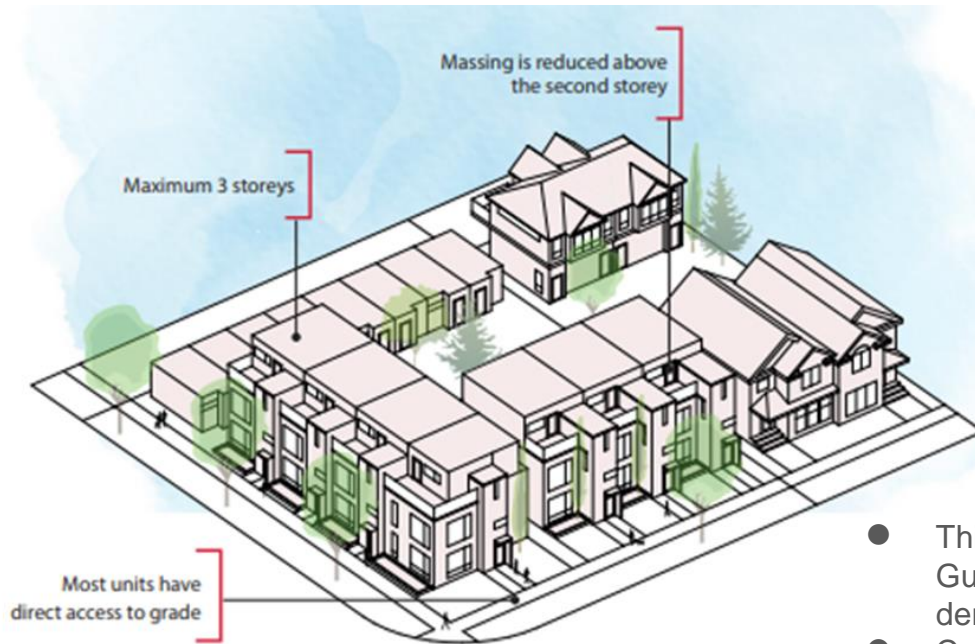


Figure 25: Illustration of Limited Scale Development

- What do you see?
- Are there any homes that look like current R-C1 forms? Any detached (single-family) homes?
- Any back alleys or detached garages?
- Do you see your community represented here?

- This is an illustration only, but this is the vision that Guidebook creators have selected for the lowest density areas.
- Could there still be R-C1 single-family homes within the Neighbourhood Local? Of course, but many other building forms would now be included in the definition of Limited Scale.
- Rowhouses and townhouses up to 3 storeys would be considered as Limited Scale.

Urban Form Categories and Limited Scale

Figure 14: Neighbourhood Housing Urban Form Categories

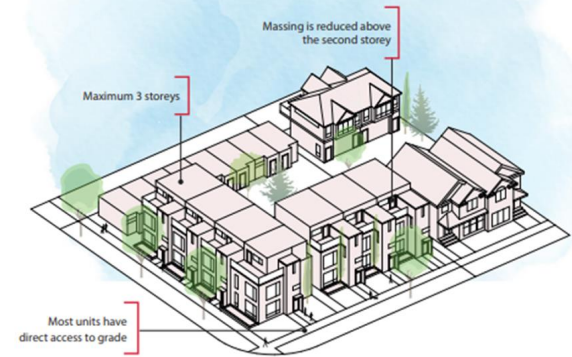
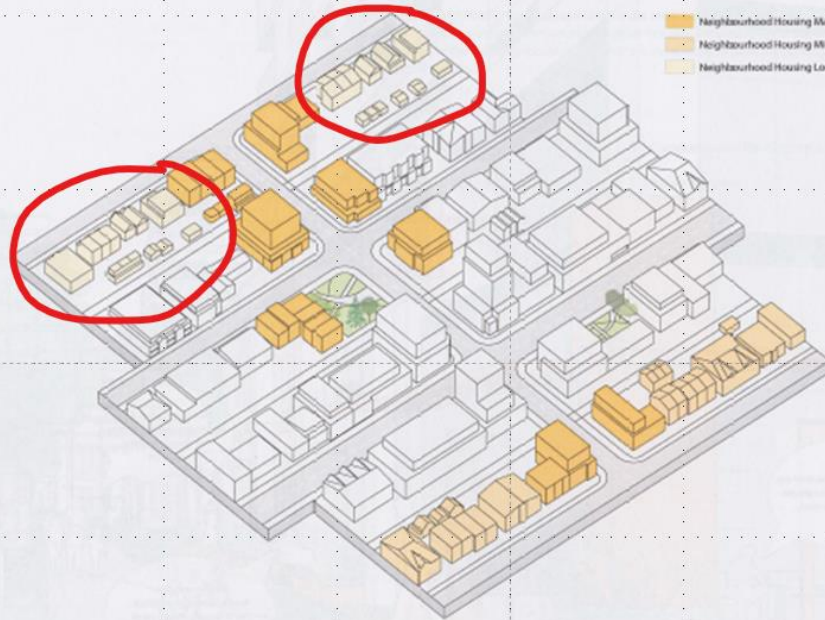


Figure 25: Illustration of Limited Scale Development

- The 2019 version included this illustration (left) of Neighbourhood Housing, including the Local area with what appear to be single family or attached houses, detached garages and low lot coverage percentages.
- The Limited Scale Development illustration (right) shows much higher densification, much greater lot coverage and very different building forms from the original version.
- Illustrations should be amended to reflect single detached housing forms; figure 25 shows only attached homes.

“The policies for Neighbourhood Local, Limited Scale includes a range of housing forms, and notably includes single detached as an option for these communities. We recognize that single detached is an important part of these communities and it will continue to be a housing form that many people will choose in the future. The Neighbourhood Local, Limited Scale Residential Intensity policies support that choice.” **While this is stated, the illustrations do not show this.**

Evolution of the Current Guidebook

PUD2021-0015

Attach 16

There are events from 2015 to 2020 on this engagement.

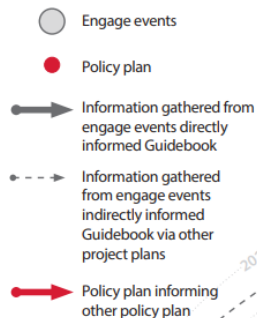
There are no events from 2021 shown here (although some online events were later held).

The revised Guidebook was released in January 2021.

Some changes were made in response to community feedback, which is desirable and the reason that engagements are vital.

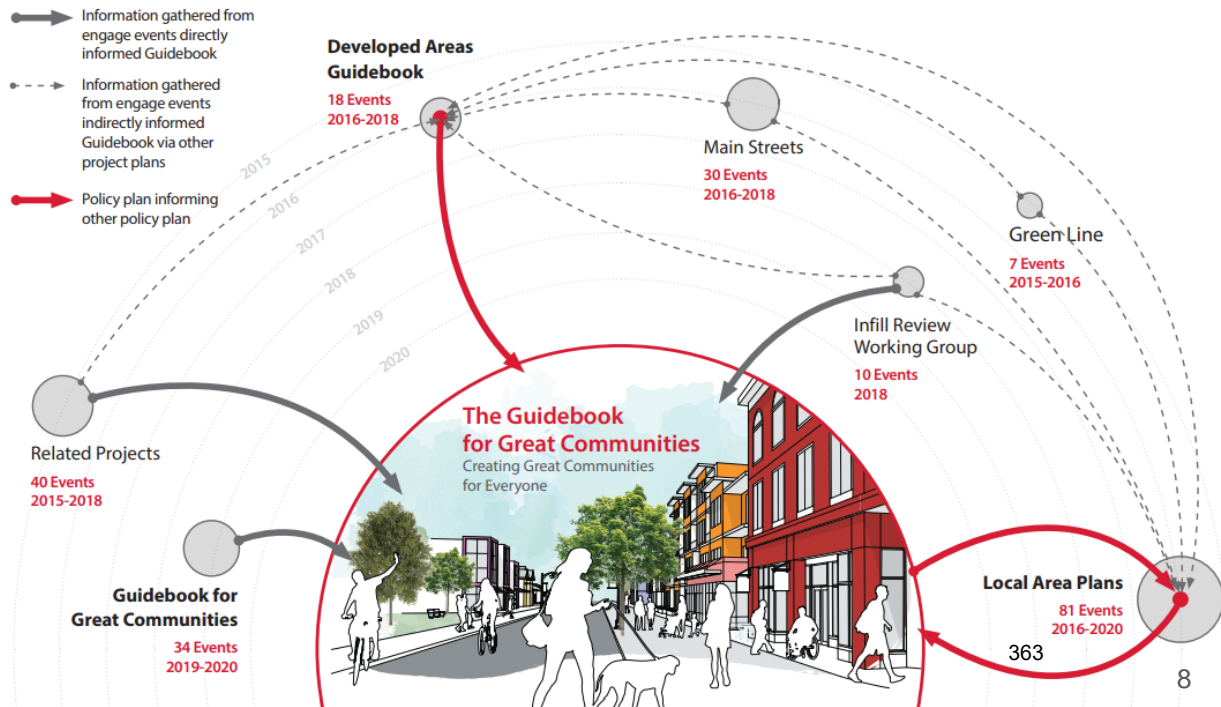
However, there were substantial changes, especially to inner city areas, in the January 2021 version. (see next page)

Any participants from all of the sessions shown here would NOT be aware of the changes unless they actively looked for them.



Developing the Guidebook for Great Communities

For the past five years, citizens contributed ideas and perspectives on many planning projects. The information that we gathered helped shape the Guidebook for Great Communities. Moving forward, we will continue the conversation with citizens about planning the future of our communities. The development of the Guidebook will also continue, as we engage with more citizens on planning the future of our city.



Evolution of the Current Guidebook

PUD2021-0015

Attach 16

In January 2021, the following changes were made:

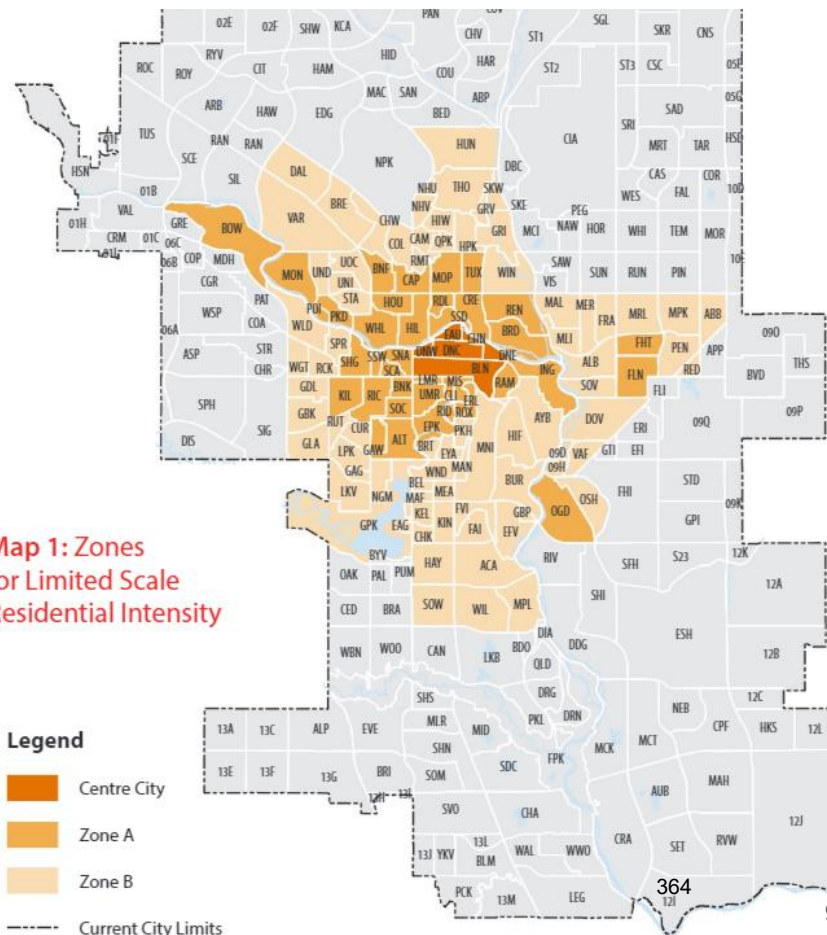
<https://www.calgary.ca/pda/pd/current-studies-and-ongoing-activities/guidebook-for-great-communities.html>

- Simplified the Urban Form Categories (UFC) in Chapter 2
- Moved policies from Chapter 3 to the appropriate UFC section in Chapter 2, so they are in the same place.
- Expanded policies that help preserve Heritage assets
- Added direction to incorporate climate change policy in alignment with Calgary's Climate Resilience Strategy
- Added policy on Low Density Residential to ensure density is in the right place
- Simplified the language so its (SIC) easier to read and gives clearer direction

One of the most significant changes is the addition of Zone A and B, (pages 47 – 49), yet this is mentioned on the Guidebook home page only as “Added policy on Low Density Residential to ensure density is in the right place”.

Map 1 identifies zones with additional policies to guide low density residential forms at different intensities within the Limited Scale modifier.

Zone A and B present the greatest opportunities for residential infill development, which is important in meeting the objectives of the Municipal Development Plan.



Evolution of the Current Guidebook

PUD2021-0015

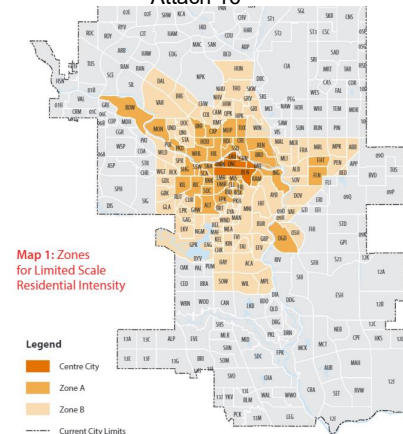
Attach 16

Zone A and B (and Remaining Areas) were included only in the January 2021 Guidebook version. Many Community Associations, residents and others involved in previous Engagements would not even know about them.

What difference does it make? An enormous difference.

In A, all intensities (up to townhouses, 3 storeys, etc.) will generally be supported, in B, most will be supported unless they meet constraint categories, and in C, it is far less likely that there will be changes.

Some communities (and some Wards) will experience few changes at all, while applications in others will likely be supported regardless of community or resident feedback.



In Zone A, all intensities of low density residential development are generally supported in areas identified as Limited Scale. However, some areas within Zone A may have restrictions to limit infill to lowest or moderate intensity forms due to the constraints identified in the following policies.

In Zone B, moderate intensity and lowest density residential development is supported in areas identified as Limited Scale, with higher intensity located in strategic areas. However, some areas within Zone B may limit infill to lowest intensity forms due to the constraints identified in the following policies.

Map 1, Remaining Areas

The remaining residential communities within Map 1 are those neighbourhoods that were generally developed after 1970. These areas have a mix of laned and unlaned parcels, modified grid, curvilinear and grid road networks, and typically have more irregular parcel shapes than in Zones A and B. These areas have experienced little or no residential redevelopment to date and generally have a housing stock that is within the first lifecycle with limited pressure to redevelop. These areas are located the furthest from the Centre City and may not experience much pressure for residential redevelopment in the coming decades. Redevelopment to more intense forms should only be pursued in strategic areas.

(Pages 48 – 49 of the Guidebook)

Evolution of the Current Guidebook

Do Calgarians know and understand the Guidebook?

Is there an awareness of the proposed changes and the processes?

Source: <https://www.calgary.ca/pda/pd/current-studies-and-ongoing-activities/guidebook-faqs.html?redirect=/guidebookfacts>

“How has the Guidebook team engaged Calgarians?”

Various channels have been used for Guidebook engagement, including advertising in community and industry newsletters and paid social media advertisements on Facebook, Instagram and Twitter. In addition, City staff have attended community meetings, events and trade shows and provided information and answered questions from individual Calgarians, Councillor offices, City partners and community organizations.

Engagement and outreach on the Guidebook through 2019 and 2020 resulted in over 3,100 direct consultations, plus integrated consultation from ongoing local area plan projects. In 2021 we have launched Guidebook 101 sessions to inform Calgarians about the Guidebook, results of engagement and the work still ahead.”

Covid challenges have made direct engagement understandably either limited or impossible. Everyone understands this. Facebook, Twitter and Instagram reach only some users of those media. Many people still do not know about the Guidebook.

The direct consultations at 3,100 have reached only a small percentage of Calgarians.

A direct mailout included in the property tax notices would have reached each and every property owner, residential or commercial, in the city.

How many people live in “low density”?

PUD2021-0015

Attach 16

(if defined as only single family and duplex homes)

2019 Calgary Population Living in Low Density Residential (Single Family and Duplex)

<https://data.calgary.ca/Demographics/Civic-Census-by-Ward-and-Dwelling-Structure/yr3w-mcsu>

Across all 14 wards, in 2019, there are 321,895 low density dwellings (defined here as single family and duplex homes).

929,000 people live in that form of housing, making single family and duplex housing the dominant housing form of choice for 72% of all Calgarians.

There were 3,100 direct consultations on the Guidebook.

Ward	Low Density Dwellings	# of Residents
1	25022	71361
2	23842	74678
3	19207	60594
4	28482	74860
5	20156	73955
6	23640	70541
7	17098	40023
8	13635	32540
9	21818	56640
10	23003	72001
11	23661	58825
12	28968	88857
13	25186	74748
14	28177	79377
Total	321895	929000
2019 Total Population		1,285,711



What We're Shopping For

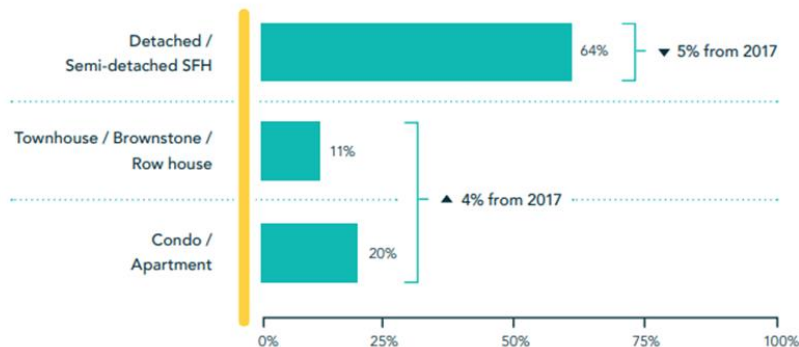
WE STILL LIKE TO LIVE IN SINGLE FAMILY HOMES

Despite the trepidation with which Calgarians approach the housing market, stable demographic trends can be seen. Families, especially those with kids, tend to favour single-family homes (SFH), while 38% of those under the age of 35 currently live in condos or apartments. Overall, 64% of buyers are looking for single-family homes (detached or semi-detached), 11% are interested in townhouses/brownstones and 20% in condos.

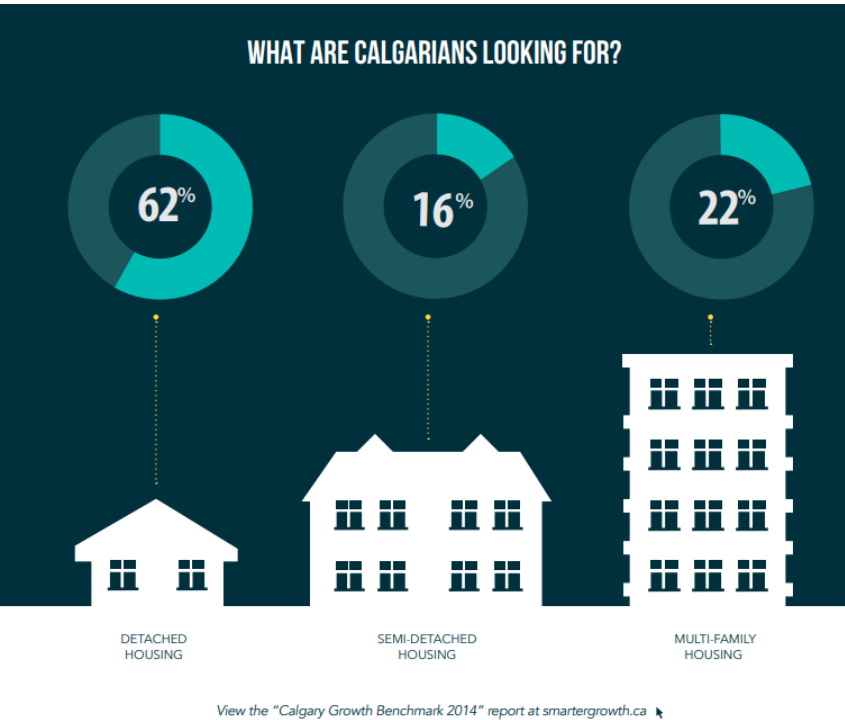
Since 2016, the southeast has gained 8 percentage points as a favoured location. The northwest has declined 14 points.



Likely housing type



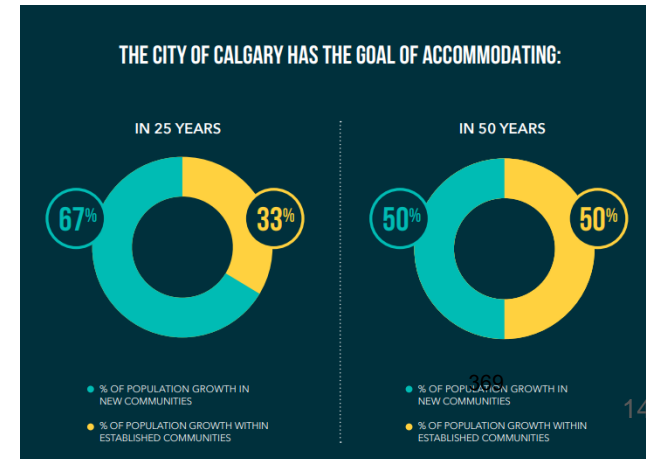
Why do so many Calgarians prefer a “Single Family” home?



Space, privacy, yards and gardens, room for large trees or plantings, and others

Traditionally, a “single-family neighbourhood” (one in which R-C1 is the predominant or often only housing form) had similar housing forms on the same street or within larger areas.

The Guidebook would allow for R-G land uses within the same areas. Homeowners may be surprised when R-G uses are proposed next to them. (See next page)



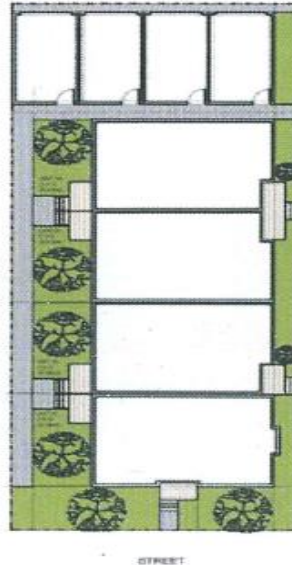
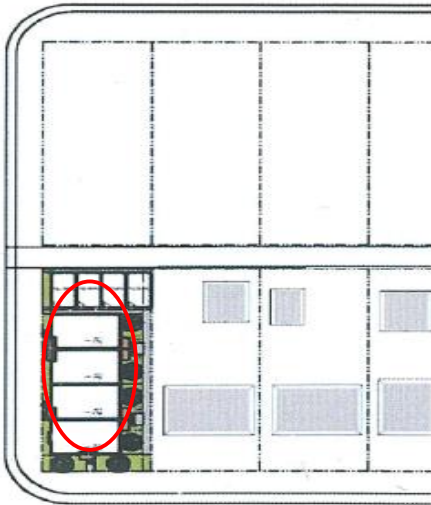
Source: the Smarter Growth Initiative, a collaboration between the Urban Development Institute – Calgary and the Canadian Home Builders’ Association – Calgary Region.

R-G – the Reality from the Ground

This property previously had one home with a detached garage.

A townhouse with 4 units was built, and each unit has a secondary suite, making a total of 8 units on this property.

- The adjacent home now has 4 sets of windows overlooking his backyard. Privacy has been lost.
- The lot coverage for R-C1 is 45% but for R-G it is 60%.
- There is no space left behind the new dwelling unit to ever plant trees to mitigate massing or overlooking.
- There will be 12 sets of garbage and recycle bins in the back alley. There is no space for them in the garage or on the property itself.



Redevelopment - the Reality from the Ground

Not all redevelopment is sensitive to existing buildings or homes.
Not all change has been incremental.



What about large-scale developments?

PUD2021-0015

Attach 16

- There are large scale proposals for projects within established areas throughout the city. For example, Stadium shopping centre, Midfield Park, Currie, Oakridge Coop, Brentwood TOD area, Dalhousie Coop, University District, Victoria Park Entertainment District, East Village and others.
- Many of those projects have towers in the centre of the site and townhouses or rowhouses as the transition to the adjacent low-density area.
- If piecemeal building occurs within the community, rather than at the proposed larger sites, will the larger projects proceed? Are we jeopardizing some of the large-scale redevelopments?

Stadium Shopping Centre



Dalhousie Coop Shopping Centre



How do Builders Plan New Communities?

- Developers / Builders spend a lot of time, money, energy targeting their market and to do so, they have to provide a product that they know will sell. They have to give people what they want in a community or they can't sell their houses.
- Location, location, location, but in the sense of not just which community, but exactly where in the community; on which street?
- Developers provide a range of prices, housing forms, etc., and they **delineate** them because they know the first question a purchaser of an empty lot is going to ask is, "what's going to be built next to me?"
- The various types of housing – SFH, duplex, townhouses are all on separate streets and similar ones are grouped together.
- Developers include **contiguous** housing on streets; they do not mix it all into every street.

Why is it different in Established Communities?

- Developers / Builders are not trying to sell the adjacent properties: residents already live in existing homes in the community.
- Buying an existing home (or several adjacent homes) and redeveloping them means they only have to sell that particular project (townhouse, tower, or whatever form it takes, it is still one project).
- Neighbours to the site have to consider the impacts on their property (shadowing, massing, overlooking, loss of trees or greenery, parking, etc.) but they are already invested in their property so they have a harder time moving or making a change.
- Residents are often upset that the developer proposes a project that is out of scale with their existing neighbourhood, and the developer has no stake in the community.
- In a new community, residents know what they are buying into; in an established area, they do not know what a developer may propose for a site.
- Zoning (Land Use) is the means to regulate what can or cannot be built on a property. Residents who purchased R-C1 properties may assume that only single-family houses are allowed, but a rezoning application may substantially change what can be built.
- R-G Land Use is very different from R-C1.

What is R-G Land Use?

- Residential - Low Density Mixed Housing (R-G)
- The R-G district is for a mix of low density housing forms in suburban greenfield locations, including single-detached, side by side, duplex , cottage housing clusters and rowhouse development, all of which may include secondary suite.
- In newer areas, some parcels of residential land have R-G Land Use, which allows the builder / developer greater flexibility in what can be built on a property. They could build a single-detached next to a townhouse, for example.
- Example: Seton. Most properties are R-G which would allow for the above housing form mix. However.....

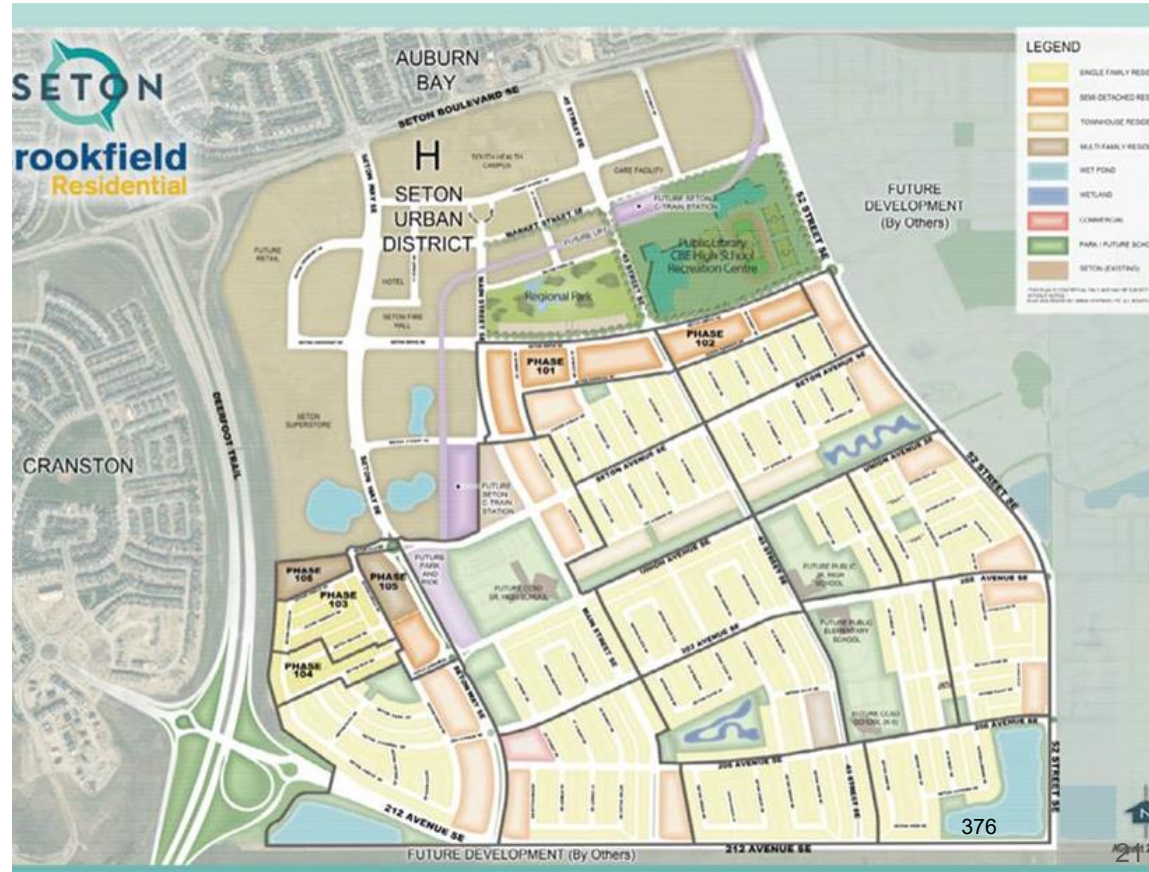
Housing Delineation in New Communities

The map shows clear delineations of Single Family, Semi-Detached, Townhouse..... each in separate areas throughout the community.

The buyers of these new areas want certainty and the builders provide it.

This is what the Guidebook fails to provide in existing communities. By defining low density as up to 3 storeys and townhouse or rowhouse build forms, it lumps all the various housing types together at the expense of existing homeowners in the community.

Established Areas should have the right to the same delineation of housing forms in contiguous areas.



How does all this apply in a community?

PUD2021-0015

Attach 16

Each community will become part of a Local Area Plan along with other adjacent communities.

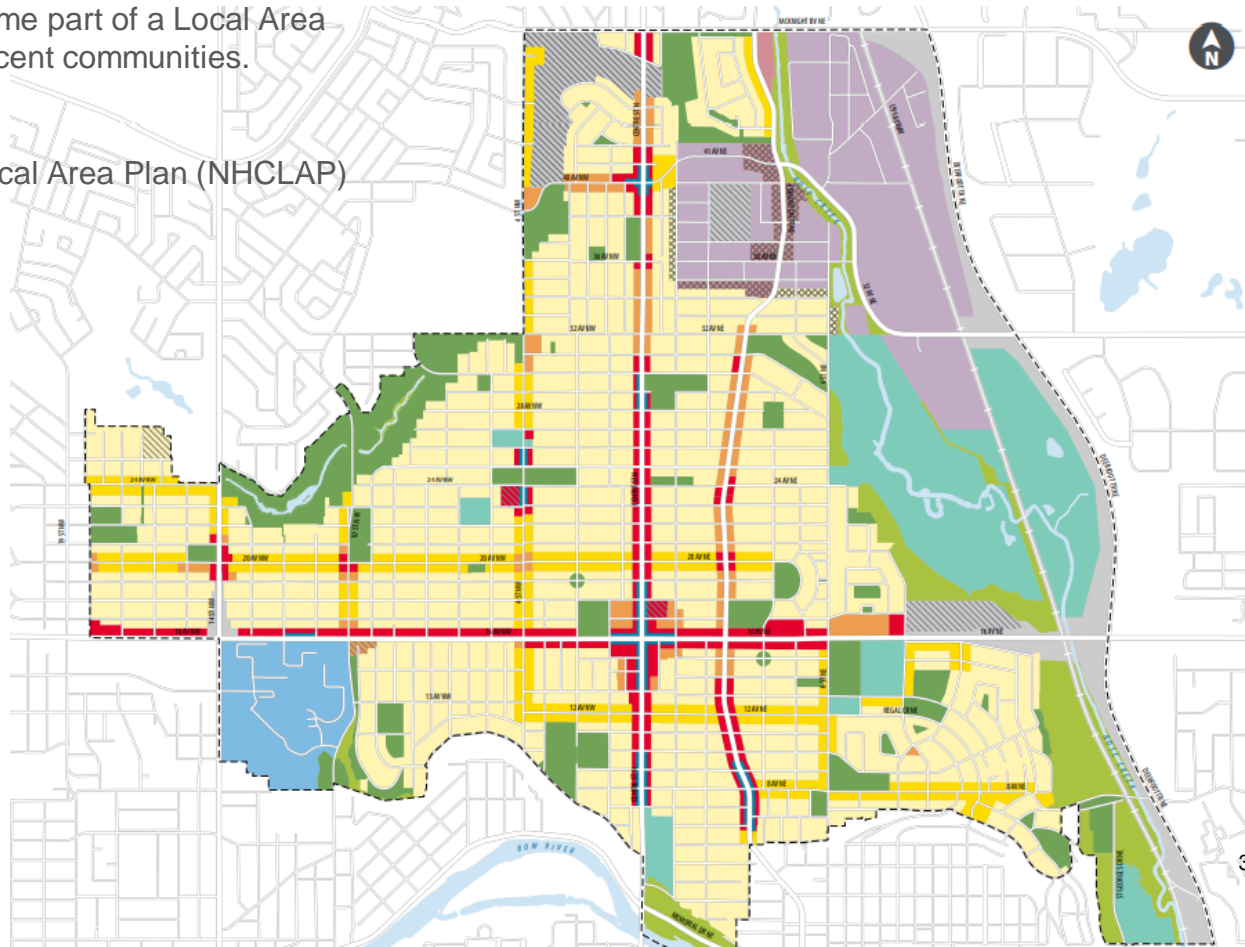
Example:

North Hill Communities Local Area Plan (NHCLAP)

Legend

Urban Form Categories

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Commercial Corridor
- Industrial General
- Natural Areas
- Parks and Open Space



Map 3 Urban Form

Legend

Urban Form Categories

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Commercial Corridor
- Industrial General
- Natural Areas
- Parks and Open Space
- City Civic and Recreation
- Regional Campus
- No Urban Form Category

Additional Policy Guidance

- Active Frontage
- Comprehensive Planning Site
- Industrial Transfer
- Plan Area Boundary

377

22

How does all this apply in a community?

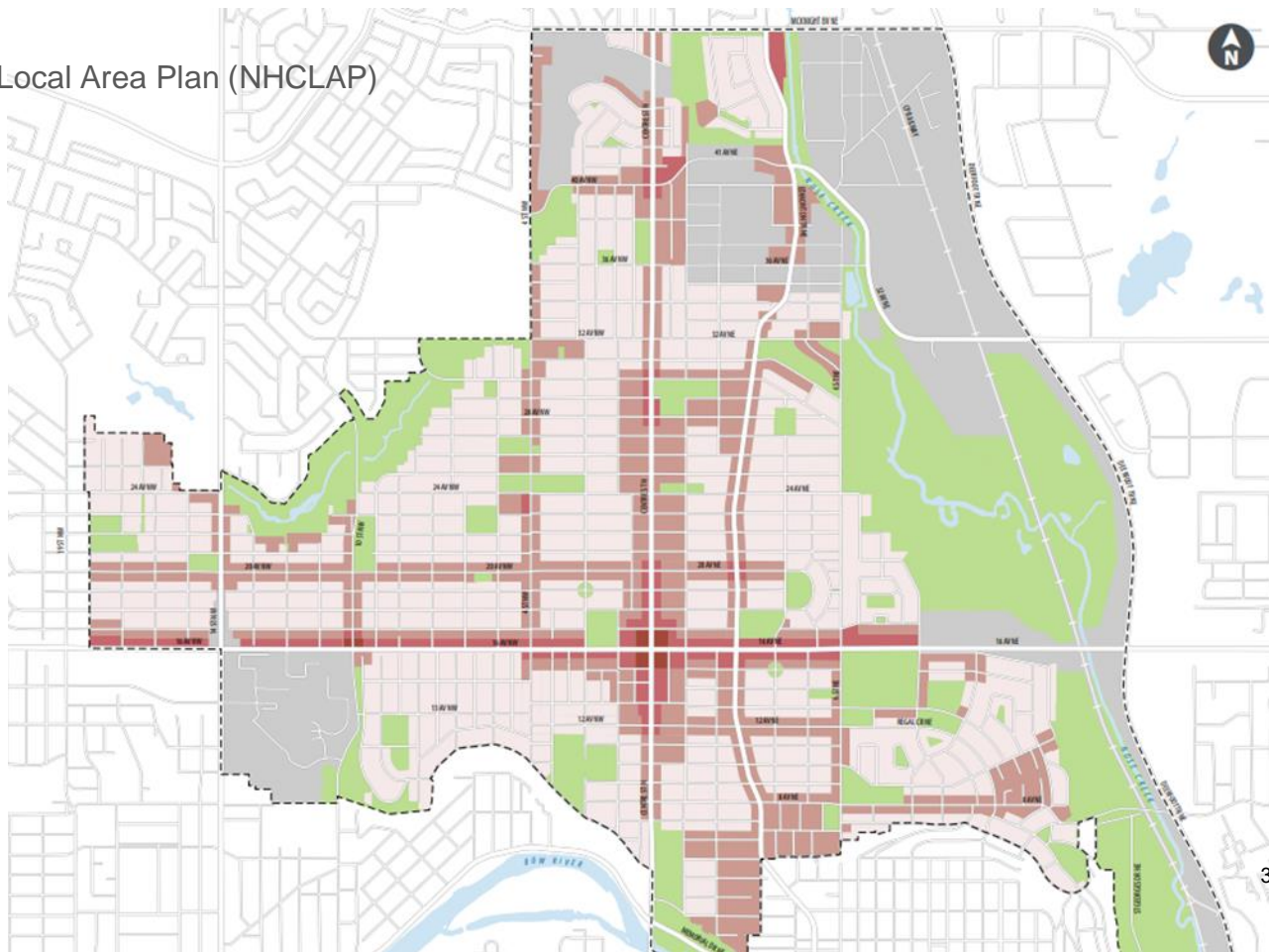
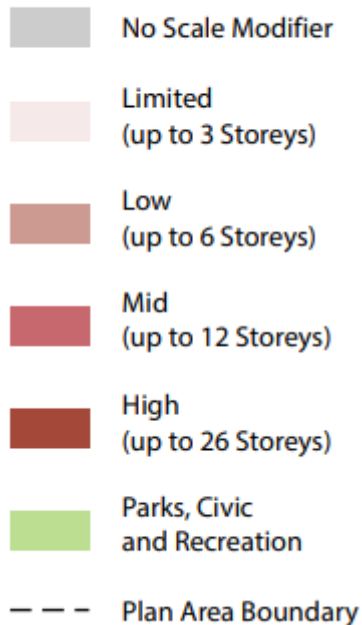
PUD2021-0015

Attach 16

Example:

North Hill Communities Local Area Plan (NHCLAP)

Legend



Map 4:
Building Scale



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Concerned?

The Guidebook is scheduled for a Public Hearing and a vote at Council on March 22, 2021. If you have concerns about future development in your community, now is the time to tell the Mayor and City Council to pause and look at amendments BEFORE it passes.

What can You do?

- **CALL** Ward 4 Councillor Sean Chu 403-268-3727
- **EMAIL** ward04@calgary.ca
- Please copy the BCA on any correspondence office@brentwoodcommunity.com
- **WRITE** a submission before the hearing: <http://calgary.ca/publicsubmission> by **March 15th at noon** - to be included in the Councillors' package delivered by the end of the week
Until March 22nd - you can send an email to: publicsubmissions@calgary.ca
written submissions can be sent in, but they may not be included in the minutes of the meeting (for the public record)
- **EMAIL** all councillors at councillorweb@calgary.ca (redistributed to all councillors)
- **EMAIL** the Mayor at themayor@calgary.ca
- Make sure your neighbours are aware!
- REGISTER to SPEAK with the City Clerks Office <https://www.calgary.ca/ca/city-clerks/get-involved-with-city-council.html>

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) Jessica

Last name (required) Lajoie

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 Mar 22, 2021

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

Alberta Ecotrust is an Alberta-based environmental charity with a 30 year history of collaborating and grant-making in Alberta. Through its membership in the Low Carbon Cities Canada (LC3) network, Alberta Ecotrust manages a \$40 million endowment to support urban climate change projects in Calgary and Edmonton. In general, Alberta Ecotrust supports the direction of the Guidebook for New Communities and the efforts to incorporate the Climate Resilience Plan actions. We would like to see further steps taken to truly integrate and encourage climate change considerations and actions within the planning activities at The City of Calgary.



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First name (required)	Kahleia
Last name (required)	Murdoch
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	"The Guidebook to great communities"
Date of meeting	Mar 22, 2021

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

I'm deeply concerned about the plans laid out in "The Guidebook" as it will erase the history, diversity and character that sets so many different neighbourhood apart from one another. Calgary has a history that deserves to be revered, respected and protected. The desirability of Elbow Park, its history, character, single-family dwellings and old growth trees, a century after its inception, speak to its value AS IS! What is proposed in The Guidebook for Great Communities, in my estimation does just the opposite. Diversity is a GOOD thing and is progressive. Let the people of Calgary decide where they want to live at their various stages of life with a variety of neighbourhoods offering different things. Let's honour personal choice and Calgary's history!

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Public Submission

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First name (required) Judy

Last name (required) Hunt

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 15, 2021

Date: March 15 2021
Name(s): Rob & Judy Hunt
Home Address: 1303 Killearn Ave SW

Subject: Guidebook For Great Communities / Proposed Bylaw 17P2020

Dear Members of Calgary City Council;

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

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

Alternatively, please do not approve the Guidebook as a Statutory document. While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as aspirational guidance, that can show residents one possibility for redevelopment. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Rowhouse, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by City Council.

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Mar 15, 2021

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9:38:04 AM



Public Submission

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Signed Rob & Judy Hunt

**Public Submission**

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First name (required) Cameron

Last name (required) Murdoch

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 Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters) I do NOT agree with what is proposed in The Guidebook. We chose to live in Elbow Park for its unique features that suited us and our needs/desires. Calgarian's deserve to have a choice about where they want to live. Protect the individuality of our great neighbourhoods and Calgarians' right to choose how they want to live!



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)	Carl
Last name (required)	Calantone
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Re: Opposition to the Guidebook for Great Communities
Date of meeting	Mar 22, 2021

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

March 15, 2021 Re: Opposition to The Guidebook for Great Communities
 Dear Mayor Nenshi and City Councillors,
 I am writing to express opposition to the "Guidebook for Great Communities" as written because it will have an extremely adverse effect on our Elbow Park community. In our view, significant amendments are required.
 I have been a resident of the Elbow Park Community for about 20 years. My family and I wanted to live in this particular neighbourhood because of it's unique feel, partly defined by mature trees, architecture that includes interesting, diverse, and often heritage homes, and its history. It has a unique character that has evolved over decades, and it feels very comfortable to us. It has attracted an interesting and like-minded resident group that we feel make it a uniquely agreeable place to live. In our case this is because it is a neighborhood of single-family homes, and we are very happy that Calgary, like some older cities in Canada, has neighborhoods like this available to residents.
 We are also glad that there are other neighborhood choices in the city for city residents that seek places to live with a different feel and character. In my view, one of the marks of a great city is choice, diversity, variety. In my view, the "Guidebook" as written encourages a cookie-cutter approach to development that would destroy unique neighborhoods like Elbow Park and over time badly erode the qualities that could make Calgary a great city.
 My family and I are are deeply concerned that the policies of the current version of the

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Mar 15, 2021

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Public Submission

City Clerk's Office

"Guidebook for Great Communities" will have a severely negative impact on Elbow Park, and similar communities in the city. We request amendments that allow a housing category that preserves neighbourhoods of single-detached family homes like Elbow Park, that provide more protection for heritage homes, character defining streets and mature trees, and that include specific criteria to maintain current lot coverage, lot width, height and setback requirements. The Guidebook also reduces the influence of community control on development and dismisses caveats and restrictive covenants that often protect community character. Our Elbow Park Residents Association (EPRA) has prepared carefully thought-out and specific amendments to the "Guidebook for Great Communities" which we support, and strongly encourage the Mayor and City Councillors to adopt.

Thank you for your attention to this critical decision.

From: [Sarah Geddes](#)
To: [Public Submissions](#)
Subject: [EXT] The Guidebook for Great Communities - Residential Policies - March 22 Meeting
Date: Friday, March 12, 2021 11:48:22 AM

Dear City Council,

Is anyone listening? Over 40 communities in all quadrants of the City oppose at least some of the Guidebook as currently written and I, along others, truly hope you will delay the approval of the Guidebook and take the time to listen. Not because open houses are protocol or a checkbox you need to cross off your list, but because you generally want to hear from your constituents.

I appreciate good design and what it means for my neighbourhood and also appreciate transparency and unbiased intent in community consultation. The effective coordination of land use planning, architecture, landscaping, and transportation are just some of the elements that enhance what I love about my neighbourhood. I worry that the Guidebook's lack of policies for residential design will result in new buildings that do not integrate well with existing development.

On 22 March 2021, at a Combined Meeting of Council, you will be asked to consider whether The Guidebook for Great Communities and The North Hills Communities Local Area Plan are ready to be made statutory. Currently, the North Hills Plan, the pilot multi-community plan using the Guidebook has NO policies to guide the design of residential infill development. The existing policies in the Area Redevelopment Plans for Winston Heights and Crescent Heights will be rescinded once this plan is approved. Please support a motion to make the following amendments:

(1) The Guidebook for Great Communities – Chapter 1 Additions (page 24) Local area plans should be informed by community characteristics and attributes, including, but not limited to:
i. neighbourhood structure; **ii. patterns of streetscape**

Patterns of streetscape can be addressed by including elements such as: setbacks of buildings; placement of garages; landscaping and/or mature trees; roof pitch; materials; porches and gables sidewalk width, etc.

(2) Before approving the North Hills Local Area Plan, additions must be made in accordance with Chapter 1 of The Guidebook - "Individual community characteristics and attributes":

- **Community demographics and trends; cultural and heritage assets; development constraints (infrastructure); parks and recreational facilities; including current capacity; significant view corridors.**
- **Patterns of streetscape; historic main streets; definition of discretionary guidelines for Layer 2 – Heritage Policies.**

Good design helps make Calgary a liveable place for Calgarians now and in the future. The Municipal Development Plan, section 2.3.2 supports respecting and enhancing neighbourhood character: "Attention must be paid to ensuring that appropriate local context is considered when planning for intensification and redevelopment."

The Guidebook and new multi-community plans should reflect what residents love about their

communities. Please support the inclusion of policies to guide infill development in residential areas that consider patterns of streetscapes, architectural details, as well as natural features that create a recognizable sense of place.

Sincerely, Sarah Geddes

-- Sarah Geddes

geddes@pressandpost.com

3802 6 Street SW Calgary T2S 2M8

**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)	Jeff
Last name (required)	Marsh
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)	Please see attached letter

**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) Kenneth

Last name (required) King

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

Public hearing item (required - max 75 characters) Guide book for Greater Communities

Date of meeting

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

Re: Guidebook for Greater Communities - I have reviewed the guidebook and the comments from my community. This guidebook is a "cart blanche" for the city planners who could approve any development if it suits their interest. Moreover, it can be greatly influenced by a developer to suit its interest (i.e. profit). I think this document should be withdrawn to have more face to face interaction with the communities in order to make it more effective.

Thank you: Ken King



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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) Ron

Last name (required) Vertz

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

Public hearing item (required - max 75 characters) City of Calgary proposed Guidebook for Planning

Date of meeting Mar 15, 2021

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

I am opposed to the City Guidebook as it pertains to Mount Royal and surrounding areas. I am also opposed to the Mainstreets program as well and the discussion pertains to both issues but this email is for the Guidebook.

Mount Royal is a very unique part of the City of Calgary and should remain as is.

Any densification will disturb the environmental balance, the area is one of the biggest carbon sinks in the City, cutting down one tree is too many. There is no way the City can plant enough mature trees to replace the 100 year old trees that will be lost. The canopy cover is essential in many ways, it provides an environment for many animal species from bees to birds that will be lost.

Covid has permanently changed the way people work and commute. The City should pause on their development plans until they can determine what the new commuting lines will look like. The City should really consider densifying the new neighborhoods that are going to be built as people move out of the inner City looking for space in our new world.

As of note - Mount royal is a park space for the surrounding area, I live on a street corner and on any given day when we look out our window one will see up to 10 people walking the streets at any given time. People come from Bankview and the belt

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Public Submission

City Clerk's Office

line to experience the neighborhood. Pedestrian traffic is up tenfold. The City should consider the well being of the residents and preserve the park space not destroy it. The people coming in do not have anywhere in their own neighborhoods to go for a walk due to congestion of cars parked everywhere. The affluence in the neighborhood assures the City that the area will be up kept without City dollars.

I would be pleased to discuss further if I am given the opportunity to do so.



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First name (required)	Larry
Last name (required)	Brown
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Guidebook
Date of meeting	Mar 15, 2021

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

Purchase of private homes is usually the single biggest investment for any citizen of Calgary. When one chooses to live in a single family detached home with community amenities and predictable density that is an investment decision based on long term planning by the municipality. for any single City Council to implement plans to structurally change the whole plan for that community that is just plain wrong. Neither the infrastructure designed for existing capacities not the residents are accepting of this fundamental change. Resign if that is your objective and run with the concept as part of your platform.



Public Submission

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

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

As an engaged resident of Crescent Heights, I have poured through both the proposed NHCLAP and Guidebook for Great Communities documents and feel that they are not ready to be approved based on the same items as the Crescent Heights Community Association (please see letter attached). I feel that the policies in their current state will have the equivalent effect of opening the floodgate to unchecked and de-contextualized development if approved, neither of which I feel this administration would want to support. Specifically, in the 10 years that I have lived in the area I have witnessed the unique character of Crescent Heights continually eroded due to poorly considered and approved higher density land use infills despite voiced concerns to administration. The shared perception in the community is that by approving these policies, council would be silencing previous efforts of defending character within the community and approving ubiquitous placeless development. Brute force methods do not build communities. This is a significant City led change to the area - I feel we need better City led community engagement (including: informing, consulting, involving, collaborating, and empowering) and outside of pandemic times in order to advance these policies. Thank you.

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Mar 15, 2021

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To the Mayor and Members of Council,

March 12, 2021

Re: Guidebook for Great Communities and North Hill Communities Local Area Plan

After considerable deliberation, the Crescent Heights Community Association (CHCA) Board has passed the following motion:

The Crescent Heights Community Association does not support the North Hill Communities Local Area Plan and on behalf of our residents we request that our community be removed from the plan until further changes and improvements can be made.

We hope that Council and Administration will seriously consider our request. The CHCA has worked diligently with teams from The City on both the Guidebook for Great Communities (Guidebook) and North Hill Communities Local Area Plan (NHCLAP). Throughout this process, we have repeatedly expressed our concerns and suggestions which we believe are important to ensure a plan that will benefit our residents, provide stability and the opportunity for growth. We want to thank Administration for all their efforts and working with us on those changes that have ensued. In the last months, we submitted a series of amendments to Administration for their consideration. The City has been willing to consider a few of these amendments and they offer some potential improvements. Despite these potential amendments (which are not assured), we feel that our concerns have not been fully addressed. Our drafted amendments have been provided to Administration or are available from us if requested.

Even with some amendments being considered, there are too many parts of the plan that remain unresolved or not addressed to our satisfaction. Some assurances offered are for future work (ie. Heritage guidelines). We have no ability to gauge the effectiveness of this future work until it is completed. Unfortunately, we do not see a reasonable way for either plan to meet the specific needs of our community in the time remaining before Public Hearing.

Our reasons for wanting to be removed from the NHCLAP are summarized below:

1. The NHCLAP does not reference any existing statutory Land Use Bylaw (LUB) land uses. Through policy, the NHCLAP alters what is possible under our existing land uses. Until the Urban Form Categories (UFC's) are reflected in a revised Bylaw, our community will exist in a gap that will create confusion in accepted land uses. This could compromise property values, destabilize our housing (both owner and rental) and resident confidence. The revised LUB must be in place before our current Area Redevelopment Plan (ARP) is rescinded.



2. There is no unique vision for Crescent Heights recognized in the plan; the current one vision for all communities does not work.
3. We want to see a progressive plan which provides more emphasis on growth on our main streets so that these vital areas will develop before intense growth is considered in lower density areas of our community.
4. We request targets for each community for housing mix, retail and office, public open space, and mobility based on what each community determines is essential and needed for change over time; base these targets on community demographics and trends.
5. Our property owners need to be better informed of the impact of urban form categories (UFC) and building scale. Building scales in the current NHCLAP need to be revised.
6. We request specific details on urban forest retention and how it will be enforced.
7. We request guarantees for sufficient public open space and recreation facilities in the future as density increases.
8. Heritage asset guidelines need to be outlined before Crescent Heights can assess their impact on the community. There are no infill guidelines in either the NHCLAP or the Guidebook for residents to use to oppose, support, or guide redevelopment.

There are many worthwhile portions of both plans. The Guidebook contains guidelines for commercial and mixed development that we continue to support, especially in our main street areas. The creation of a multi community local area plan has many benefits for both the City and involved communities and can be a much more efficient and economical tool for future planning. Adding density to established areas to reduce urban sprawl is necessary and we believe it is possible to achieve this without creating dramatic changes in development intensity and community character.

The current direction of The City, with respect to the creation of Zone 'a' in the Guidebook, puts undue pressure on the established communities in the inner city and compromises the collection of successful, eclectic, heritage rich, and stable communities to achieve goals in the Municipal Development Plan (MDP) that could be met with much more sensitive policies and guidelines. The anticipated loss of heritage assets and urban forest is most concerning for us.



Crescent Heights is a special place in our City: diverse, rich in heritage, eclectic, and open to change and evolution. We want to see growth that better considers what is valuable and unique in our community. Residents and communities need to be listened to.

With continued work both these plans can address the goals of the MDP, and create positive change. We urge The City not to rush the approval of a plan that could be so much better. Please provide the opportunity to consider the unique assets of the communities that are part of this plan. Please allow the necessary time to evaluate the changing influences of COVID, a struggling downtown core, altered population forecasts, and subsequent changes in residential and workplace preferences.

By email only

Simonetta Acteson, North Hill Communities Working Group, CHCA Representative

On behalf of the Crescent Heights Community Association

cc. Teresa Goldstein, Manager – North Area, Community Planning, City of Calgary

Renfrew Community Association

Rosedale Community Association

Capitol Hill Community Association

Highland Park Community Association

Mount Pleasant Community Association

Tuxedo Community Association

Winston Heights/Mountview Community Association

Thorndcliffe Greenview Community Association



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)	Stacy
Last name (required)	Miller
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	Mar 22, 2021

I am strongly opposed to the Guidebook for Greater Communities.

In the preamble to your proposed Guidebook, it says, "Thank you for your help in building the Guidebook. We've been listening to you through our outreach and engagement efforts over the past year." This is simply not true.

Because I've gone through the Engagement Process for CY33 in Marda Loop I know that The City of Calgary has sabotaged Taxpayers' input by allowing a Lobbyist for Developers, Civic Works, to conduct the Engagement. I have outlined how Civic Works completely lied about Taxpayers' concerns in my Appeal to the SDAB on CY33 that can be publicly accessed here <http://www.roguecity.ca/2019/05/16/city-council-off-the-rails/>. I can only assume that this is how Engagement is run at the City. Therefore, you have not been listening.

The City of Calgary Planning and Development Department as well as the Communications Department who are both responsible for the Engage Process have totally delegitimized themselves by showing their BIAS in handing over their jobs to a Third Party Developer's Lobbyist IN CONFLICT OF INTEREST.

Comments - please refrain from I first heard about the Guidebook today even though I follow the City of Calgary Facebook Page. They first posted about the Guidebook on March 8, 2021, seven days

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Mar 15, 2021

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Public Submission

City Clerk's Office

providing personal information in this field (maximum 2500 characters)

before comments had to be submitted. Not only is this not enough time for your Taxpayers to respond but it is easily missed. Your Taxpayers have jobs and families and unprecedented struggles due to Covid we can't be expected to drop everything and do the required research to respond in seven days. Therefore, there has not been "outreach".

In addition, the whole DENSIFICATION AGENDA has been totally debunked. No one is buying the Condos built in Marda Loop. And due to Covid, there will be sustained ramifications for people to continue to work from home and not need to live near Downtown.

It's time that the City, the Mayor and Council begin to work FOR TAXPAYERS and not for DEVELOPERS.

Even though the City as a whole has proven to me that they are not listening to or working for Taxpayers, of course I have the same concerns as MOST people that have taken the time out of their busy schedules to send comments in on this Proposal.

I live directly behind CY33 and as expected, parking, density, traffic, shadowing, and height are extreme issues. Our corner of the neighbourhood is in complete shambles. Marda Loop and most other inner-city neighbourhoods do not have the street width to accommodate your incre

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) Elaine

Last name (required) Davis

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

Public hearing item (required - max 75 characters) Guidebook for Greater Communities Bylaw 17P2020

Date of meeting Mar 22, 2021

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

And here we are again. It is so tiring to constantly feel like your voice has not been heard. I am so opposed to those 'few' people assuming that they know what is best for ALL residents of the city. If the last year has taught us anything it has taught us that our councillors and mayor are completely out of touch with the people. This guidebook threatens the uniqueness of neighborhoods. Everyone has a right to choose the neighborhood that best reflects their choices in how they want to live. You CANNOT eliminate Low Density Single Detached from those choices. Where is the logic and rationale in your 'one size fits all' densification plan? I feel it is dictated by greed. I am appalled at the lack of meaningful dialogue with community residents. SLOW DOWN! You need to consult ALL households, similar to what was done for secondary suites. I'm assuming the rush is and has been to push through the agenda of a select few before they aren't in the position of power that they are now. Again, wait until you have a clear mandate from the people you supposedly represent.

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Unrestricted

Mar 15, 2021

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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) Barry

Last name (required) Haggis

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

Public hearing item (required - max 75 characters) PROPOSED BYLAW 17P2020

Date of meeting Mar 15, 2021

Dear Members of Calgary City Council;

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

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

Alternatively, please do not approve the Guidebook as a Statutory document. While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as aspirational guidance that can show residents one possibility for redevelopment. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Rowhouse, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by City Council.

**Public Submission**

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First name (required) Shanno

Last name (required) Panko

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 15, 2021

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

Hello. I hope that Inglewood's heritage can be respected and protected. Relaxing height restrictions for oversize developments is not appreciated. Increased density and traffic flow issues are problematic. Decreasing green space should be avoided. Historic Inglewood cannot be painted with the same brush as suburban communities, or even any other Calgary community. The greatest neighborhood in Canada deserves special care and attention.

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Unrestricted

Mar 15, 2021

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Public Submission

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First name (required) Elizabeth

Last name (required) Atkinson

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)

We very strongly oppose the so-called Guidebook For Great Communities. We feel it will be a Guidebook For Destroying Our Neighbourhoods. Please consult with and respect what communities want, and reject this plan.

We live in Hounsfield Heights—Briar Hill, and have invested in our home and neighbourhood for almost a quarter century. This new policy would seriously damage our community:

- Up to 8-plexes, significantly reduced set-backs and significantly increased lot coverage would be allowed anywhere in our R1 community
- o Row housing is NOT the same as single-family homes; lumping of types leads to terrible inconsistency
- o This basically throws out zoning, and leads to a hodgepodge of architecture
- The lack of consistency will destroy the heritage, character, and beauty of our neighbourhood!
- The increased lot coverage will take away mature trees and gardens
- o Reduced green space removes habitat for wildlife such as deer, hares, coyotes, bobcats, and birds - NOT good for the environment!
- Infrastructure is not set up to handle the increased number of dwellings-upgrading it everywhere is not practical
- Parking is not properly considered; people do have cars!
- Other practicalities such as waste bins and room for snow clearing are also ignored

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Mar 15, 2021

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Public Submission

City Clerk's Office

characters)

- Many people, including us, investigated the zoning and caveat protections before investing in communities; these protections should not be arbitrarily taken away
 - The influence of the community association on developments is reduced; new guidelines would leave no basis for objection
 - We chose the character, beauty and greenery of our neighbourhood; this policy steals that from us!
- We understand that density needs to be added, but not this blanket heavy-handed way. Please:
- Consult with communities to find appropriate places to add density
 - o E.g. move forward with the re-development of the Sears North Hill site to add more apartments similar to the Renaissance Towers
 - o Discuss specific appropriate relaxations, such as on main roads
 - Reject this policy and develop one that maintains the specificity of zoning, and respects R1 communities and their character
- This is a VERY significant change that has not been properly communicated. Calling it the Guidebook For Great Communities makes is sound benign; it should honestly be called Proposal To Fundamentally Change Zoning Principles. This should be an election issue in a democracy! We ask you to respect the electorate and allow this policy to be properly debated and

Public Submission

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First name (required) Michele

Last name (required) Smeltzer-Itterman

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)

I have lived in Inglewood for 55 years & have seen many changes. I'm writing to ask that you review your Guidebook to make sure you support the older/original communities in Calgary & not include them with all the other communities . The Guidebook now is Making every community a cookie cutter example. Inglewood demands respect, character & support through preserving our Heritage & our neighbourhood Density. Thank You

Public Submission

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First name (required)	Patricia
Last name (required)	Muir
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Combined Council hearing on The Guidebook for Great Communities
Date of meeting	Mar 22, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please find attached my public submission on The Guidebook for Great Communities item. Please contact me if there are any difficulties receiving this submission. Thank you.

2420 Ulrich Road N.W.
Calgary, AB T2N 4G5
March 15, 2021

City Clerk #8007, The City of Calgary
P. O. Box 2100, Station "M"
Calgary, AB T2P 2M5
E-mail: cityclerk@calgary.ca

Dear Mayor Nenshi and City Councillors:

Re: Combined Council Meeting - Public Hearing, March 22, 2021
Item: *The Guidebook for Great Communities*

Although the January 4, 2021 version of the proposed *Guidebook for Great Communities* is improved over previous versions, is more reader friendly, has some clearer information about policies, Heritage assets, and a trimmed-down number of urban form categories, there remain areas of concern. In particular there is inconsistent and weak language around sustainability, and the distribution of the density balance between new and established communities has been altered in the *Guidebook* such that it is now out of sync with the newly revised Municipal Development Plan (MDP) 2020.

Goal 8 "Support the use of existing streets, services and buildings to reduce the need for new infrastructure." (Guidebook, p. 13)

Key Direction 1: Achieve a balance of growth between established and greenfield communities. (MDP 2020, p. 23)

The addition of ZONES A/B map (*Guidebook*, p. 47) and characterizations to the January 4, 2021 version of the document, pits developed areas against each other. The focus on densification of the 50+ year-old communities that are currently seeing more development, but giving less weight to communities built in the 70s and later, is unfair, divisive, and puts 50+ year-old housing stock at serious risk. This changes the balance within the established communities that were supposed to accept 50% of Calgary's population growth to 2069, and is out of sync with the MDP (*MDP 2020*, p. 103-104). The *Guidebook* is supposed to be forward looking, like the MDP. Some of the older housing stock is actually better built compared to homes built in the later 70s and 80s. The information in pages 47 – 49 of the *Guidebook* seems to be supporting a lot of demolition with nothing said in favour of retention of this housing stock in some innovative fashion. Construction waste already contributes to thirty percent of our landfill waste, adding to our greenhouse gas emissions. Section 3.9 (d) "*Development is encouraged to adaptively reuse existing buildings and infrastructure.*" (*Guidebook*, p. 101) This statement is positive but at odds with pp. 47-49.

Demolition of 50+ year old homes is NOT sustainable NOR is the concomitant loss of tree canopy and other mature landscaping which is something that citizens value. Allowing a larger proportion of lot coverage takes away green space and alters overland drainage which can result in flooding. The *Guidebook* does not make a strong enough case for the retention and renewal of older properties. Nor

does it make a strong enough case for landscaping of renewed properties. Although bylaws and rules exist for City trees and for trees in new communities, unlike cities such as Edmonton, Vancouver, Oakville and Toronto, Calgary does not have a bylaw about retention/replacement of private trees which form an important part of our urban forest. Our communities are already seeing a disturbing loss of green space and tree canopy to redevelopment. The weak language relating to landscape design (*Guidebook*, p. 97) and sustainable development (*Guidebook*, p. 101) should be strengthened if we are serious about outcomes such as tree targets and watershed health (*MDP 2020*, p. 137). Language around landscape design supporting *wildlife* (*Guidebook*, pp. 71 and 97) needs to be more specific since it is illegal to feed wildlife and could result in negative encounters (with coyotes and bobcats in particular).

What is the limit for this kind of 'renewal' in established neighbourhoods? About 2/3 of Calgarians have chosen to live in single-family housing. House sales statistics during the pandemic have shown that single-family housing sales have been outpacing sales of other housing types. This is a 'choice' that many people have made but it will be eroded if the policies in the *Guidebook* take hold. Smaller, old bungalows which might have been affordable for some, are being demolished in favour of other housing types, such as row housing units, which can sell for \$500,000 and higher in established communities. This is gentrification. It is not affordable housing. Furthermore, some skinny two-storey infills have steep stairs which may deter families with young children, or seniors. The market will determine how these properties sell. We want density in the right places, including at nodes and corridors as outlined in the *Guidebook* but even this could be problematic depending on community context and requires flexibility. Calgary's most urgent need *now* is affordable housing in the right places.

The elephant in the room is the water supply for Calgary which will impact our future significantly. Nobody seems to be talking about this issue which should be front and centre, tied in with the impacts of climate change. Some of us have asked repeatedly about population projections being used for City planning and how those will be adjusted due to the unfortunate combined impacts of the economic downturn, the world-wide changes in the energy industry, and the pandemic which will be with us in some form for the foreseeable future. If Calgary will be maxed out with its water licenses by the mid-2030s with a population projection of about 1.9 million (*One Calgary One Water*, January 2020, p. 9) how can we possibly believe that we could sustain a doubling of our population by the 2069? ***"The City will not be able to provide the full amount of water demanded on a peak day by customers by the mid-2030s."*** (*One Calgary One Water*, January 2020, p. 9). Our water supply will limit our growth, not only in Calgary but in southern Alberta and beyond.

"Ensuring land use decisions include water supply and water quality considerations will be critical to mitigate the impact of population and economic pressures to our water resources." (*One Calgary One Water*, January 2020, p. 10) This issue is not adequately addressed in the *Guidebook*. Sustainable water infrastructure within homes and buildings needs proactive planning now. We cannot wait until it becomes a crisis. The *Guidebook* must be revised prior to approval to address these pressing issues.

Thank you for the opportunity to comment.

Sincerely,



Patricia J. Muir
University Heights resident



Public Submission

City Clerk's Office

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First name (required) Lorenzo

Last name (required) Lecce

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)

To the kind attention of Your Worship Mayor Nenshi, Councillor Woolley, Ward 8 Executive staff and Councillors:

I would like to preface this statement by highlighting my belief and trust in the work accomplished by the planners, master Architect and communications team at the City of Calgary to be carried out with the quality of life of all citizens of Calgary as their guiding principle. I feel that the Guidebook for Great Communities in its current draft is too general of a document when considering the geometry and lifestyle of our current neighbourhood. It could put into jeopardy the common theme of social harmony when a future parcel becomes earmarked for re-development that will destroy the single family dwelling, 25% lot coverage, green landscaped inner city community that we hope to maintain. Please ensure that the final draft empowers the current single family dwelling inner city communities with the tools to foster innovative architecture that focuses on creating an atmosphere where trees and green-space per parcel are equal to that of a brick and mortar new build, it's height and overall footprint. Consider height of the front door, extended set-backs (front and side), while encouraging developers to invest in the single family dwelling inner city through proper community engagement. Thank you for your continued effort and for the opportunity to comment.

Lorenzo Lecce, 403 472 9377 T.

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Mar 15, 2021

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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) Barbara

Last name (required) Haggis

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

Public hearing item (required - max 75 characters) Guide Book for Communities Proposed ByLaw 17P2020

Date of meeting Mar 22, 2021

Dear Members of Calgary City Council;

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

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

Alternatively, please do not approve the Guidebook as a Statutory document. While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as aspirational guidance, that can show residents one possibility for redevelopment. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Rowhouse, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by City Council.

**Public Submission**

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First name (required) Ron

Last name (required) Vertz

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

Public hearing item (required - max 75 characters) Coty of Calgary Proposed Guidebook

Date of meeting Mar 15, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters) I previously sent a comment - here is a discussion paper I wrote for the Mainstreets program and it si very relevant for the guidebook discussion. I am of course opposed to any changes in Mount Royal and adjacent neighborhoods.

Mount Royal – Guidebook – Discussion Paper

Overview

It is the view of the author of this document and the Friends of Wolfe Street that the City totally remove the East side of 14St from Prospect to 38ave SW from the Main Streets program for 14St.

This should be done right away as the indecision by the City is causing confusion along this area. Residents and prospective purchasers need confidence in that the zoning will remain R1.

The City of Calgary has published a number of documents related to managing the growth of the City. This Discussion Paper (DP) focuses on the Area Redevelopment Plan for Mount Royal (ARP), the Main Streets Program (MSP) and their affect on the residents of Upper Mount Royal and Elbow Park.

The proposed changes to our neighborhoods of note are the re-zoning of 14 ST SW on the east side from Prospect to 38 ave. The proposed zoning changes are to move this area from RC-1 single family to MC-1, 4-storey units and MU-xx designations which allow for 6 story units.

The proposed change is in direct conflict to the ARP with many of the other City initiatives and findings. The change also has environmental impacts and legal implications.

.

In 1993 the City of Calgary prepared an Area Redevelopment Plan (ARP) for many communities and specifically for this paper the focus is the Upper Mount Royal plan.

The principle goals of the ARP are to:

- Preserve the community's special heritage character as created by the unique housing stock, landscaping and streetscapes.
- Encourage the preservation of potential heritage sites.
- Preserve the special sense of place established by the natural topography, street layout, park spaces, subdivision pattern and the siting of houses.
- Ensure that new houses and garages will respond sensitively to their immediate context.
- Encourage the maintenance and preservation of mature vegetation.
- Ensure that new houses and garages will respond sensitively to their immediate context.
- Encourage a peaceful, private, secure and sunny neighbourhood.
- Encourage the maintenance and preservation of mature vegetation.
- Encourage landscaping that enhances the streetscape environment and meets individual needs for security and privacy.
- Encourage the gradual replacement of mature trees on public and private property as these trees near the end of their life span.
- Maintain the stability of the neighbourhood by continuing to encourage expressions of pride of ownership.
- Ensure that the City maintains public infrastructure and systems to an appropriate standard.

One of the Main Objectives is:

- Reaffirm the single detached residential use of the community and prevent the encroachment of commercial and higher density residential development into the Upper Mount Royal community (3.1.6)

http://www.calgary.ca/_layouts/cocis/DirectDownload.aspx?target=http%3a%2f%2fwww.calgary.ca%2fPDA%2fpd%2fDocuments%2farp-asp%2farp%2fupper-mount-royal-arp.pdf&noredirect=1&sf=1

The MSP will directly impact many of the stated principle goals and in particular one of the main objectives. It is the view of author of this DP that the MSP will;

- Require mature trees to be removed along 14th street and possibly one block in.
- Increase the need for street parking in Mount Royal
- Affect the natural ecosystem
- Increase traffic congestion on 14 St.
- Increase noise, light and air pollution.

More discussion on these items is to follow.

ARP Discussion

The ARP was adopted by City Council as a bylaw – Bylaw 22P98 and any changes to the ARP must go through a public hearing process. The public hearing process seems to be flawed, a number of residents are not aware of what is going on in the neighborhood, there is probably fault on both sides and residents could be more involved, but the City could do more especially on important items to make sure the residents receive notification.

In 1906 the CPR gave the Mount Royal lands to the City and placed restrictive covenants on the development of the land. The restrictions are on property titles and are enforced by the court system and do not involve the City. (ARP Section 3.2)

The ARP sets out development standards for the area. When the ARP was adopted there were a number of changes brought in by way of the Bylaw to preserve the unique character of the “Garden Suburb Area”, this is a name given to Upper Mount Royal at the time of original development. Changing zoning on 14 Street would go directly against these bylaws.

The Garden Suburb has a unique history being designed by Frederick Olmstead who also designed Central Park in New York and Mount Royal Park in Montreal. For Calgary, the area is visited by many local residents and is a neighborhood that showcases a historical time in Calgary to tourists.

The ARP references Automobiles and the need to limit the visibility of parked cars. (ARP Page 31) One can only imagine how far into Mount Royals cars will be parked if the changes go through. Cars are already visibly parked a block in due to the development in Bankview. A drive down 14th Street and looking to the west all that is visible along each and every avenue is the line of cars for as far as the eye can see. North Americans love their cars and changing the area to high density is not going to discourage anyone from vehicle ownership, people will just find a place to park them. Using Parking permits and enforcement is not a solution.

In addition to the parking phenomenon, when traffic becomes congested on 14 St which is a matter of time with the Main Streets Program, traffic will move to passing through Mount Royal increasing the safety concerns the neighborhood has had for years. All the traffic calming measures will do nothing as drivers will find going through the neighbourhood easier than being stuck on 14St. As an example, the corner of Wolfe and Quebec is a severe accident waiting to happen, there are no turn signs up on 14St to enter Quebec during rush hour, the signs are ignored as people speed through the intersection rarely coming to a complete stop. This will only get worse, the Police department has been called many times, but they always seem to have higher priorities. This is a common theme throughout the area.

In addition to the ARP, the “Conserving Calgary’s Historic Streets” document lists Mount Royal as home to many Heritage and potential Heritage sites. Montreal, Frontenac, Montcalm and a portion of Quebec Streets were added in 2011 to the historic list, as part of additions from the 1930’s in Calgary. (Page 14,15)

On page 45, of the “Conserving Calgary’s Historic Streets” the City acknowledges that “intensification of Upper Mount Royal is not a desirable option”.

Page 47 – In 1979 Mount Royal was designated a “Conservation” Area.

Landscaping is incredible in the neighborhood. It is because of the affluence in the neighborhood that the area can live up to the name of the Garden Suburb. As trees age and are removed the affluence allows for mature trees to be planted in their place. Also, when renovations are completed many yards look as if they were never disturbed keeping with the theme. Should development occur it will not only affect the lots along 14th Street, but also streets 2 to 3 blocks in will be affected causing residents to possibly not care as much for their yards as they do now.

It seems contrary to the two City written documents that any zoning changes proposed under the MSP should be even possible. Could you imagine cars parked along a Historic Street when someone comes into the neighborhood to enjoy the ambiance. It makes more sense that the City should embrace the ARP and even put more controls in place to enforce it for the benefit of all the residents of Calgary.

http://www.calgary.ca/_layouts/cocis/DirectDownload.aspx?target=http%3a%2f%2fwww.calgary.ca%2fCSPS%2fParks%2fDocuments%2fHistory%2fConserving-Calgarys-Historic-Streets-Plan.pdf&noredirect=1&sf=1

Environment

The many benefits of an Urban Forest are well documented, and they include;

- Sequestering of gaseous air pollutants and particulates.
- Energy conservation through transpirational cooling, shade, and wind reduction
- Storm-water attenuation.
- Noise buffering
- Provision of wildlife habitat
- Increased property value
- Improved aesthetics
- Psychological well being

Mature trees can absorb roughly 48 pounds of CO₂ a year, significantly more than a new seedling. When mature trees are cut down the carbon they have been storing for years goes back into the environment.

Energy conservation is through reducing what is known as the “Heat Island” effect by planting vegetation and promoting a tree canopy. An **urban heat island (UHI)** is an [urban area](#) or [metropolitan area](#) that is significantly warmer than its surrounding [rural areas](#) due to human activities.

The USDA reports that 100 trees can reduce runoff caused by rainfall by up to 100,000 gallons.

Trees and other vegetation when planted properly can reduce noise pollution by up to 10 decibels, the sound from 14 Street is already noticeable, just think if all the trees were removed.

Wildlife is extensive in Mount Royal and we need to do everything we can to protect what is here, right down to the bumble bee. More research needs to be done on this topic. Any infiltration of sound, smog and noise will have a negative impact.

More trees means fewer health problems. Our brains view cities as hostile environments. Natural scenes, by contrast, light up the brain. In areas with more trees people have experienced less anxiety and depression. People are also less violent in treed areas. More can be found in The Guardian.

Jeannette Wheeler, Parks Urban Forestry lead with the City of Calgary, says their value extends far beyond beauty. Read more at “crebnow”.

Treecanada has a great summary of the benefits of trees and an urban forest and has links to other articles for further reading. Treecanada’s Vision, Mission and Core values are;

Our Vision

Improving the lives of Canadians by planting and nurturing trees while teaching about the value of trees.

Our Mission

To bolster Canada’s urban forests and inspire people to participate in, and advocate for, community greening.

Our Core Values

Passionate: We are committed to a greener, greater Canada.

Collaborative: We work hand-in-hand with partners, governments and agencies.

Integrity: We conduct business with the highest level of professional integrity.

Quality: We are committed to delivering quality educational programs and services.

Results-Oriented: We focus on achieving tangible results.

<http://www.crebnow.com/socialize-with-trees/>

<https://treecanada.ca/resources/benefits-of-trees/>

<https://www.theguardian.com/cities/2016/oct/12/importance-urban-forests-money-grow-trees>

Legal

I have only been able to find reference to the lands of Upper Mount Royal having restrictive covenants on them. More research needs to be done in this area as to what the covenants mean. It would be beneficial to know if we as a community or as individuals have any legal recourse to block the Main Streets Program in our neighborhood.

Conclusion

We as neighbours have to take responsibility and make the City accountable for any proposed changes to our neighborhood. We have all purchased homes in this area for most of the reasons listed above.

As a resident living on an active corner, Wolfe and Quebec, it is very clear to me that the neighborhood forms a whole park for many people of the surrounding area and the City. Not a day goes by that walkers, joggers and bikers are not visible enjoying the neighborhood.

What a travesty it would be for the City to change the zoning, I believe it will just be the beginning of the end for one of the most unique areas in the City and one of the true Urban Forests of Calgary.



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

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- ✓ I have read and understand that my name 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)	Chris
Last name (required)	MacKimmie
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	The Guidebook for Great Communities
Date of meeting	Mar 22, 2021

Dear City Council,

I wish to express my opposition to the Guidebook for Great Communities as written. I am concerned that the current version will have a serious negative impact on my community (Scarboro), on similar older communities, and on my life. I understand that the City Council must plan for the entire city, but I fail to see how implementing a policy that will potentially destroy the current ambience and feel of historic neighbourhoods will be good for the city.

I have lived in Scarboro for 38 years. Some of the reasons I chose to live here were:

- I wanted to live in a neighbourhood of single family homes
- I liked the look and feel of an older neighbourhood with diverse historical architecture
- I liked the mature trees and sense of space
- I liked the character of the community

I believe that the vast majority of the residents here feel the same, and would be extremely unhappy if new policies set by Council were allowed to change the character of the neighbourhood.

Please consider and act on the specific recommendations from neighbourhood community associations and others (e.g. regarding protection for heritage areas, criteria for

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

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Mar 15, 2021

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Public Submission

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lot coverage, lot width, height and setbacks and so on).

It is not too late to change things so that historic districts can retain their character. It would be a pity if the implementation of the Guidebook for Great Communities resulted in communities that are currently great becoming less so.

Thank you.

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First name (required) Gordon

Last name (required) MacIvor

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

Public hearing item (required - max 75 characters) Community Guidelines booklet

Date of meeting Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)
 No! What part of no do you not understand.
 Leave Inglewood alone.
 You will destroy our uniqueness.

**Public Submission**

City Clerk's Office

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First name (required) Larry

Last name (required) Pallesen

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

Public hearing item (required - max 75 characters) Living in Scarboro for 40 years because of RC-1 zoning

Date of meeting Mar 15, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters) Living in Scarboro for 40 years because RC-1 zoning.

**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)	Dana
Last name (required)	Ellison
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)	I think the guidebook is a great document, very well thought out and relevant to today's developments. I live in Inglewood, and this document would be a great pattern book for new developments here allowing greater flexibility in design and lot placement, while allowing builders to adapt to the changing markets quickly.



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)	Amy
Last name (required)	Van Vliet
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Guidebook Concerns
Date of meeting	Mar 22, 2021

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

I am writing to you today, as a concerned community member of Upper Mount Royal and my concern for the proposed changes that the City of Calgary Guidebook outlines. My family and I are extremely worried about how the Guidebook outlines policies that could drastically change our wonderful neighbourhood.

We are concerned with the proposed Guidebook, as the intensification that it outlines could greatly impact the unique character of historic Upper Mount Royal. While the information on the City of Calgary website insists that all of the processes that exist today will continue to exist after the Guidebook is approved, we are left wondering why the Guidebook does not exclude certain neighbourhoods like ours from built forms that do not match the Upper Mount Royal ARP, nor the restrictive caveats from 1911 that remain on the titles of each property on resale?

My husband and I moved to Calgary in the Spring of 2001. Newly graduated and seeking employment, we were excited about what Calgary had to offer. We moved into a tiny, dark rental apartment in Downtown Calgary and began to dream about what was possible. On weekends, we would escape our dark little apartment and hop on our bikes and explore new areas of the city. We fell in love with the neighbourhood of Upper Mount Royal and found ourselves returning over and over again to this unique, historic Calgary landmark neighbourhood. With its hilly, winding sunny streets, parks and unique historic houses, architecture and landscaping, we couldn't get enough. We

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Public Submission

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would talk often about 'what if' and 'wouldn't it be wonderful' to someday call Upper Mount Royal our home.

Fast forward 15 years later to the summer of 2016 and our dreams came true as we celebrated and moved into the neighbourhood of Upper Mount Royal... A goal that we had worked on for many, many years to accomplish. We are thrilled to be raising our three children in a neighbourhood with such unique history and charm. Our children can walk to their schools (elementary, junior high and high school) and work downtown is a short walk or bike ride away. Upper Mount Royal is such a special place because of the past ARP work and the resilience of the people and families who live here.

Allowing drastic changes, like the proposed intensification that could take place under the proposed Guidebook could strip Upper Mount Royal's character and strength. Re-development affects everything from home values and views to the use and enjoyment of pub



Brentwood Community Association

Mailing Address 5107 – 33rd St. NW, Calgary, Alberta T2L 1V3
Tel. (403) 284-3477 Fax. (403) 284-3951 office@brentwoodcommunity.com
www.brentwoodcommunity.com

March 15, 2021

The City of Calgary
P.O. Box 2100, Stn. M
Calgary, Alberta T2P 2M5

Attention: Mayor Nenshi and City Councillors

Dear Mayor Nenshi and City Councillors,

Re: Brentwood Community Association and Development and Transportation Committee (DTC) Public Submission on Guidebook for Great Communities ("the Guidebook")

Members of the Brentwood CA wanted to like the Guidebook.

We had high hopes for the idea of a multi-community planning process in which we would participate with other District 14 communities in planning for future growth. But somehow the Guidebook became too far-reaching and too remote from the reality in Brentwood and other established communities. With each revision of the documents (see next page), there appeared to be greater and greater focus on densification and high-use areas at the expense of contextually sensitive redevelopment or community character.

We no longer see our community reflected in the Guidebook.

Brentwood has been named the #1 community by Avenue magazine readers for 2 years in a row, proof that we already have a pretty "great" community. Most Brentwood homes are in areas designated as R-C 1 (Residential – Contextual One Dwelling Districts), defined in LUB1P2007 as *"intended to accommodate existing residential development and contextually sensitive redevelopment in the form of Single Detached Dwellings in the Developed Area."*

Yet we do not see any illustration in the Guidebook that looks like what residents like best about our community.

The illustration for the Limited Scale Development shows only attached homes and many three storey buildings.

There are no detached homes shown, no detached garages, no laneways (alleys), no bungalows.... In short, there are no building forms that reflect our community at all.

We realize that this is an illustration only, but if an illustration is to represent a building category (in this case the Neighbourhood Local, then this looks nothing like our community. This presents a very drastic change which was not presented in earlier versions of the DAG or Guidebook (next page).





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How did we get to here?

- Previous Guidelines such as the “**Low Density Residential Housing Guidelines for Established Communities**” (Dec 2010) placed a strong emphasis on “*encouraging development to respect and enhance the overall quality and character of the street / community in which it takes place*”: it provided very specific design element considerations for “*sensitive and quality redevelopment ... of established communities*” (pages 7-8).
- The Developed Areas Guidebook was created in 2017.
- Amendments to the DAG were presented in 2018, along with the warning:
“**More significant changes to the Guidebook are being considered than were originally anticipated following the approval of the Guidebook (the DAG) in 2017.**”
- One of the changes was significant: “*Local Area Plans may outline a finer level of detailed policy than what is provided in the Guidebook, and the exemption would be maintained as this Guidebook is amended from time to time. In the event of any conflict between a Local Area Plan and this Guidebook, **the Guidebook takes precedence.***” (previously, the LAP takes precedence)
- The DAG work ceased, and a “Guidebook for Great Communities” was released in September 2019.
- The current version was not released until January 2021. **Another drastic change was presented in the form of Zone A or Zone B, supporting Residential Intensity according to location.**

Engagement Concerns:

The revisions have not adequately addressed concerns repeatedly expressed by CAs over the past year, and the recent addition of Zone A and B was unexpected even to CAs who have been actively involved.

“The Guidebook also considers more than five years of information collected from engaging with citizens through hundreds of planning projects.” <https://www.calgary.ca/pda/pd/current-studies-and-ongoing-activities/guidebook-faqs.html>

However, the “hundreds of planning projects” on the website all took place between 2015 – 2020. The recent Guidebook version was not released until January 2021.

Anyone attending an earlier information session would not have been informed about the Zone A and B changes, among others. While we appreciate that some of the changes are in response to feedback received by the City, other changes are not. Earlier engagements on different versions do not reflect the current proposals. These are major changes and they require greater engagement, explanation and transparency.

Brentwood CA Top Concerns and Recommendations:

1. The Urban Form and Scale Categories identify the lowest urban form as including up to 3 storeys and up to townhouses or rowhouses.

The Guidebook does not include a category for single detached homes. The LUB section guiding the height of a 3-storey building will not be amended until after the Guidebook is approved.

Many homes in Brentwood are bungalows, and there are no 3-storey homes at all. The proposed build form is completely out of character with the homes in our community. This contradicts the Infill Guidelines’ emphasis on “encouraging development to respect and enhance the overall quality and character of the street / community in which it takes place”.

This issue has a FAQ from www.calgary.ca/guidebookfacts

“Why isn't there an urban form category for single detached homes? Will entire streets remain single detached homes?”



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Answer:

*Urban form categories capture the broad range of building types and uses that may generally occur in an area. Neighbourhood Local areas may be predominantly single detached dwellings, but may also include other types of homes such as rowhomes, semi-detached, fourplexes and even apartment buildings mixed in. The Guidebook includes policy encouraging the **sensitive integration of new buildings with their surroundings**.*

However, as is the case today, many streets will experience limited or no redevelopment and any redevelopment is initiated by individual property owners."

Recommendation: "Sensitive integration" requires an additional Urban Form Category to include a scale modifier that is RC-1 or single detached dwelling.

2. Lot coverage and loss of trees / greenspaces

Brentwood is known for large, mature trees, including many fir and spruce trees which grow best where they have room to spread out. R-C1 properties can have buildings covering only up to 45% of the property, while R-G (includes townhouses) allows up to 60%. Existing areas with large trees and greenspaces may lose much of the tree canopy and greenspace. Privacy / overlooking / massing are also concerns.

Recommendation: Retain the lot coverage at 45%, even in cases of a change of land use to another building form.

3. The lack of contiguous areas of R-C1.

In new greenfield communities, developers delineate types of housing and plan entire blocks of exclusively R-1, or R-2, or other housing forms. They don't mix and match on every block. Many new areas have R-G land use, which allows for a variety of housing forms, yet similar housing forms are placed together (i.e. an "estate" area of single family homes).

When developing new communities, a developer will control what will be developed on each lot as they would not be able to sell a single family home without identifying what will be built next door. They do not have the same concern in an existing community as they have no vested interest in the home next door.

In a new community, the first question a purchaser of an empty lot is going to ask is, "what's going to be built next to me?" The purchaser of a single family homes is unlikely to want a 3-storey townhouse next door (and if he does, then the price will reflect that). The purchaser of a townhouse may hesitate if a tower is to be built next door. Certainty is important.

In essence, the buyer is purchasing not only his own property, but some assurance as to the build form next door. (An analogy is choosing a non-smoking seat in a restaurant. There is a reasonable expectation that the seats around you will also be non-smoking. It is not only "your" seat that matters, it is also about what is around you.)

Recommendation: During the LAP process, allow for contiguous areas of R-C1.

4. The definition of "connector" streets.

Greater density is to be placed on connectors, but some communities don't have housing located directly on the major connectors within their area (example: Brentwood is bounded by major thoroughfares such as John Laurie, Shaganappi, Northland and Crowchild, but none of them have housing directly on them). Therefore, the next buildable "main" streets are much smaller, local streets (Northmount, Brisebois, Capri) lined with R-1 houses.

The Scale Category beyond "Limited" is "Low" and allows for 6-storey building. The Mid Category would allow for a 12 storey. This is a huge difference compared to the bungalows on many of those streets.

Recommendation: Greater clarity on how connector streets are selected in areas without direct access from the main streets and roadways in their neighbourhood.



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5. The Guidebook would override existing ARPs where density has already been planned.

ARP materials will be “transferred over” into the LAPs, but each community’s carefully planned ARP will be replaced with a multi-community model involving up to a dozen or so communities. While some multi-community planning is welcomed, there is little consideration of the unique features in each community.

The Brentwood Station ARP was finalized in 2009 and referenced “**Areas of Change and Stability**” as a core concept. The central theme was that some areas (around the LRT on all sides) would experience significant change, and other areas would remain largely unchanged. The densification would occur within the SARP area, leaving other areas of Brentwood as predominantly R-C1. Large areas of buildable land remain undeveloped at the TOD area and residents welcome further development there.

Recommendation: The Guidebook focuses on how to create great communities but not how to sustain the great communities we already have. Community character considers the pattern of streetscape, architectural details, scale and massing, and natural features that create an “experience” that is recognizable as a sense of place. The SARP captured this in detail that a broader Guidebook cannot.

6. Larger-scale redevelopments

Density was already planned in many communities for central areas (Currie, Brentwood TOD, Dalhousie Coop, Stadium Shopping Centre, University District, etc.). Those areas had detailed plans and community engagement and the larger scale projects were planned as the highest areas of redevelopment. Victoria Park or East Village areas require large demand and will not be built if redevelopment occurs in bits and pieces everywhere else. In Brentwood, Northland Mall is undergoing redevelopment, including the addition of 6-storey residential buildings. The BCA has supported that redevelopment.

Recommendation: Focus on the larger scale projects to ensure their completion. They are less likely to move forward if there are small pockets of redevelopment scattered throughout broader areas.

In closing, the BCA respectfully requests that Council direct the Administration to consider our comments and recommendations to make changes in the Guidebook. Furthermore, we would like further engagement with communities and community associations for any proposed amendments.

Thank you for your consideration of our feedback.

Sincerely,

Brentwood Community Association Board members:

Bonita McCurry,
President

Kirk Osadetz,
Vice President

Lisa Boychuk
Treasurer

Melanie Swailes
Peter Johnson
Development and Transportation Committee

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)	Chris
Last name (required)	Haggis
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Guidebook for Communities Proposed ByLaw 17P2020
Date of meeting	Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>Dear Members of Calgary City Council;</p> <p>Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.</p> <p>Alternatively, please do not approve the Guidebook as a Statutory document. While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as aspirational guidance, that can show residents one possibility for redevelopment. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Rowhouse, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by City Council.</p> <p>Chris Haggis</p>
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Public Submission

City Clerk's Office

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

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

Re: The Guidebook for Great Communities. March 22, 2021 council vote

This letter is provided to state our position regarding the designation of the Scarboro community as a Heritage Area. We strongly believe that this historic inner city community with it's classic Olmsted design should be preserved as this is a rarity in Calgary. The introduction of row housing, and the like, will discourage young families from coming to the community and allow unnecessary traffic, parking and congestion to occur. As well, potentially allowing lot size to be 60% and building heights to be three stories is contrary to the "green community" ideology that the city is encouraging.

Given Calgary's current depressed economic situation we do not believe there is any genuine reason to introduce a high density strategy for Scarboro .

City of Calgary
Planning and Development
Councillor E. Woolley,
Mayor N. Nenshi

March 15, 2021

Re: The Guidebook for Great Communities. March 22, 2021 council vote

This letter is provided to state our position regarding the designation of the Scarboro community as a Heritage Area. We strongly believe that this historic inner city community with it's classic Olmsted design should be preserved as this is a rarity in Calgary. The introduction of row housing, and the like, will discourage young families from coming to the community and allow unnecessary traffic, parking and congestion to occur. As well, potentially allowing lot size to be 60% and building heights to be three stories is contrary to the "green community" ideology that the city is encouraging.

Given Calgary's current depressed economic situation we do not believe there is any genuine reason to introduce a high density strategy for Scarboro .

Kim & Nancy Copping
1406 Scotland St. SW
Calgary, AB T3C 2L4



Public Submission

City Clerk's Office

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First name (required) J

Last name (required) Lecce

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)

I am very concerned and opposed to the Heritage Policies in the Guidebook that do not limit lot coverage, height, or setbacks for new developments. I'm opposed to these as these are the key elements in the heritage garden beauty and design of Scarborough. I am concerned if this Guidebook is applied as a blanket to a mass of communities the uniqueness, garden beauty and historical significance will be lost forever. Citizens of this community have invested in their homes and yards within the community context (and caveat). These features are what new developments strive for and advertise. I don't feel that older communities are equipped with the infrastructure to mass more dwellings. There is nothing that proves that row housing makes a community more affordable- row housing in Killarney +Altadore are quite often the same cost as a single dwelling.

In regards to this Guidebook I agree of the value of:
-placing row housing (possibly stores etc) along Main Streets

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Unrestricted

Mar 15, 2021

432

10:59:36 AM



Public Submission

City Clerk's Office

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First name (required) Danielle

Last name (required) Macdonald

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

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

Date of meeting Mar 22, 2021

Please vote "no" on The Guidebook for Great Communities. The current version of Guidebook for Great Communities is flawed. Councillor Gondek's comment to Global News over the weekend said that the City was "absolutely not" trying to eliminate single family home neighbourhoods and then she went on to say "There is room for all types of housing in all types of communities." Those comments are as confusing as the Guidebook itself.

Council is using this document to force all Calgarians to adopt a "high-density" lifestyle. Or is it "intensity?" The Guidebook does not define what is meant by intensity so it's left open for interpretation. Calgarians should have choice - there should be an option to live in a single family home neighbourhood.

The Planning and Development team claim that there has been significant consultation. Wrong. Very few Calgarians are aware of the Guidebook nor understand its sweeping implications. Consultation via Zoom where questions are posed by concerned residents via chat and then cherry-picked to be answered by the moderators is not meaningful. Pushing a flawed document through Council when people cannot door-knock, meet or legally protest in-person is unfair. The City should understand that a global pandemic is not an ideal time to make such significant changes to our neighbourhoods.

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

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Unrestricted

Mar 15, 2021

433

11:00:46 AM



Public Submission

City Clerk's Office

If the Guidebook passes in the current form, we will all live in uncertainty, every single time a home is listed for sale, blood pressure and anxiety levels will increase. We will bite our nails as we wait for the City to arbitrarily inform us what "building form" will replace the existing single family home. Dozens of new neighbours? How many extra vehicles? Not fair.

There should be letter sent to each household (taxpayer) in the City (similar to the process of introducing secondary suites) to inform them of a document that gives City Council complete, subjective control as to what is built next door.

Public Submission

City Clerk's Office

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First name (required) Robert

Last name (required) Kennedy

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

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

Date of meeting Mar 22, 2021

Subject: Guidebook For Great Communities / Proposed Bylaw 17P2020

Dear Members of Calgary City Council;

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

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

Alternatively, please do not approve the Guidebook as a Statutory document. While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as aspirational guidance, that can show residents one possibility for redevelopment. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Rowhouse, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by City Council.

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Unrestricted

Mar 15, 2021

435

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Public Submission

City Clerk's Office

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First name (required) Nathan

Last name (required) Hildenbrandt

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)

In working with the CA in the community my wife and I live in, there are concerns that I have for our neighbourhood regarding the Guidebook. I believe there are changes the guidebook would put in place that would negatively impact our neighbourhood, and that changes need to be considered. A couple of major concerns are listed here:

#1. The Guidebook does not include a category for single detached homes. The Urban Form and Scale Categories identify the lowest urban form in this document as including up to 3 storeys and up to townhouses or rowhouses. While R-C1 properties will still exist, and a developer would still need land use approval before building a townhouse development, the Guidebook would provide support for the application.

#2 Lot coverage and loss of trees / greenspaces R-C1 properties can have buildings covering 45% of the property, R-G (includes townhouses) allows up to 60%. Existing areas with large trees and greenspaces may lose much of the tree canopy and greenspace. Privacy / overlooking / massing are also concerns.

Please consider revising the guidebook, and allowing for other categories based on neighbourhoods with single detached homes.

ISC:

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Unrestricted

Mar 15, 2021

436

11:03:53 AM



Public Submission

City Clerk's Office

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First name (required) Colleen

Last name (required) Linney

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

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

Date of meeting Mar 15, 2021

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

I am a resident of Meadowlark Park community - moved here from the suburbs intentionally 8 years ago to buy a well maintained bungalow in a small & connected community of single family homes. I am in strong opposition to the idea of densification of established neighbourhoods as this will forever change the nature of our community. We have already seen negative change over the past 2 years coming from an aggressive developer - The Babych Group attempting to purchase our entire neighbourhood. The impact of this has been increased connectedness of a neighborhood that is overall against this. The majority of people feel badgered by them and the elders are fearful. The fear that this proposal will go through results in no further renovation of homes and bad tenants. We have seen an increase in crime in the past two years to the extent that on an almost nightly basis we have break ins and strangers in our back yards and our cars are checked nightly. The police have been amazing but at the end of the day they cannot stop the level of homeless and crime in our neighbourhood. I feel afraid in our neighborhood which I once loved and planned for this to be my last home. I am disenchanted as a born and raised Calgarian with the city councils initiatives, and the extremely biased council votes. The lack of consideration for the changes in our city due with downtown being empty and having no services, I question why you are increasing options for densification of a neighbourhood of single homes when there are so many run down empty industrial sections of town to the east of Glenmore trail, already with trains and high density living would be a much better place for development as it is implicit for those who live there that the zoning was in place for that.

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Mar 15, 2021

437

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Public Submission

City Clerk's Office

Given this is an election year & the ramifications of your decisions will be long lasting, this decision should be an election issue. The power of council & the mayor to make a decision that will ruin our primary housing is not appropriate. If you are so confident that this is what Calgarians want then let them decide. For myself & many others, the passing of the Guide book will result in me leaving Calgary after 58 years, because I did not want to live in the suburbs and moved closer in, specifically choosing an R1 neighbourhood with no large empty space. We already living in a great community that will be destroyed.

Public Submission

City Clerk's Office

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First name (required) Wendy

Last name (required) Ryan

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

Public hearing item (required - max 75 characters) City of Calgary Guidebook

Date of meeting Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters) We do not support the proposed Guidebook. It proposes to change the character of our Neighbourhood that my family of 4 generations has lived in for over 100 years.



Public Submission

City Clerk's Office

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First name (required) Michael

Last name (required) LaBerge

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

Public hearing item (required - max 75 characters) Public Hearing on Planning Matters , Guidebook for Greater Communities

Date of meeting Mar 22, 2021

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

I am totally opposed to the adoption of the Guidebook for Greater Communities as a Bylaw in Calgary. Calgary communities have been specifically designed for distinctive character, which includes building guidelines, styles, amenities, infrastructure and schools. The beltline extended communities in SW Calgary have successively rejuvenated over the decades which proves the success of original planners. The Guidebook aims to alter the makeup of these communities for no reason other than to densify the demographics, disrupt the existing community character and amenity / school balance, and create "vanilla-style communities" that all look the same across the city. It will destroy the variability of residential choice for future Calgarians on a geographic basis.

Public Submission

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First name (required) Tim

Last name (required) Lipp

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

Public hearing item (required - max 75 characters) Why is a "book" the right strategy?

Date of meeting Mar 22, 2021

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

Dear City Council,

Technology and the digital age has given us an incredible capacity to manage information like never before. This means for the first time in human history we can start viewing the world in patterns, rather than viewing the world in labels. A "guidebook" is a great idea, if we didn't have computers. It's an outdated method, that feels a bit more like a religious invocation of what the city should be.

Could instead explore creating a "dashboard" of pertinent metrics for each community that neighbours can contribute to and access? It would help all levels of government make more informed decisions, and feel much more democratic. If we live in a democracy, enabling the dynamic flow of information regarding city planning will be a much less stressful task for city planners, than trying to guess at what a "perfect" guidebook should be.

This is largely informed by the book "Scale" By Geoffrey West. The guidebook's contents are okay, but mildly totalitarian. Changing the medium to a dynamic dashboard of municipal/neighbourhood metrics will solve this problem and enable more effective planning.

ISC:

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Unrestricted

Mar 15, 2021

441

11:20:27 AM

Public Submission

City Clerk's Office

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First name (required) Graham

Last name (required) Law

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

Public hearing item (required - max 75 characters) Guidebook For Great Communities / Proposed Bylaw 17P2020

Date of meeting Mar 22, 2021

Date: March 15, 2021
Name(s) of property owner: Graham Law
Home Address: 7316b 11th St. SW Calgary AB T2V 1N1

Subject: Guidebook For Great Communities / Proposed Bylaw 17P2020

Dear Members of Calgary City Council;

Despite trying to keep up to date with municipal affairs through reading the Calgary Herald, rather than seeking my news online, I feel blindsided by the proposed byLAW published online, which intends to reclassify R1 single detached dwelling with the disingenuously named "Lowest Intensity" (R-C1L, R-C1, R-C1N) title. The thousands of Calgarians who invested in R1 classified property, and who pay the proportionately increasing tax burden for so doing, are being misled by both the title "Guidebook" and the embedded "Statutory" standing of this document.

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

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

Alternatively, please do not approve the Guidebook as a Statutory document. While

ISC:

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Unrestricted

Mar 15, 2021

442

11:25:04 AM



Public Submission

City Clerk's Office

the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as aspirational guidance, that can show residents one possibility for redevelopment. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Rowhouse, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by City Council.

Signed,

Graham Law

**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)	Kelly
Last name (required)	Adams
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Guidebook for Great communities - Land Use Zoning
Date of meeting	Mar 22, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Further public consultation is certainly required prior to approving the application of this document for land use zoning.

March 15, 2021
Kelly Adams
72 Calandar Rd NW

Subject: Guidebook For Great Communities / Proposed Bylaw 17P2020

Dear Members of Calgary City Council;

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

Alternatively, please do not approve the Guidebook as a Statutory document. While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as aspirational guidance, that can show residents one possibility for redevelopment. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Rowhouse, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by City Council.

Yours truly,



Kelly Adams



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) John

Last name (required) Costello

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)

Council should reject the "Guidebook". I live in Rosedale and have for 43+ years. It is a stable, cohesive, people/family neighbourhood, and a wonderful place to live. People move into Rosedale (and other similar inner city neighbourhoods) and stay here for years because it is a great place to live. The essence of the district is its "R-1" zoning. The Guidebook proposes to change this and to consequently change the fundamental character of this district. Increased density proposed by the "Guidebook" will have a dramatic and in my opinion very negative effect. Please reject the "Guidebook for Great Communities" (very much a misnomer) as it will seriously damage what is already a great community.

**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) Norman

Last name (required) Hopkins

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

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

Date of meeting Mar 16, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters) My wife and our family have lived in Briar Hill since 1988. One of the primary reasons we bought in the area was because of the R-1 zoning. We still support the R-1 zoning and strongly oppose the changes proposed for our community in the Guidebook for Great Communities. I have detailed our specific concerns in the attached document.

A Response to the City of Calgary's Guidebook for Great Communities proposed change to the housing density for Houndsfield Heights and Briar Hill.

My wife and I have lived in Briar Hill since 1988 at two different address's, 1604 22nd St NW and 1519 21st St NW. We specifically choose to own and live in Briar Hill for several reasons and at the top of our list was the R-1 zoning. We had rented in Capitol Hill prior to purchasing in Briar Hill and saw how more increased density of living added to traffic congestion, noise and safety. Our renting experience in Capitol Hill is the main why my wife and I strongly oppose any change to the housing density in Houndsfield Heights and Briar Hill as put forward in the Guidebook for Great Communities.

Increased density of living is sure to negatively affect several issues in our community which I will mention below.

- 1) Higher vehicle traffic will negatively affect pedestrian traffic. The city has made pedestrian safety a major issue lately and has proposed dropping speed limits of community streets. We live just north of 14th Avenue NW on 21st St and routinely see cars exceeding the speed limit on both 21st St and 14th Ave. It's hard to imagine how increasing the density of housing will NOT negatively impact this already dangerous situation. Pedestrians safety would be seriously at risk with increased traffic.
- 2) Higher density of living will bring higher crime rates. In our 30 plus years of living in the neighborhood we have experienced 7 vehicle intrusions in our locked vehicles and 1 house intrusion in our locked home. In addition, I am aware of 6 other home intrusions in the neighborhood over the last 10 years. As mentioned in point #1 it's hard to imagine that increased density of living will not lead to more crime.
- 3) Increased parking congestion. As it stands now parking is not a major issue in our area of Briar Hill but increased density of living will likely lead to more U of S and SAIT students living in the area and likely parking issues. Currently we get a few students parking along our street but it would surely increase with increased density of dwelling.

In sum my wife and I are totally opposed to the re-zoning of the Houndsfield Heights Briar Hill community. Additionally our community association has expressed opposition to the proposed change in zoning and my wife and I support the communities position.

Norm and Carrie Hopkins

1519 21 St NW

403-282-0453

Residents since 1988

**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)	Sandi
Last name (required)	McNeill
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Guidebook
Date of meeting	Mar 22, 2021

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

March 11, 2021

City of Calgary

Dear Mayor Nenshi and City Councillors

Re: The Guidebook for Great Communities

Our family has lived in Elbow Park since 1995 and raised our family here. We love the character of the neighbourhood and the uniqueness and diversity of the people who live here. When we arrived in 1995, and every year including this one we have had multiple ethnicities and age ranges living right on our own street. It has been a wonderful neighbourhood to live and to raise a family.

Before we moved here, we used to walk through the neighbourhood and marvel at the mixture of architectural styles on each street, not cookie cutter by any means. Houses are not decrepit or poorly maintained. These are not old rickety homes on their last legs but a beautifully maintained neighbourhood with a wonderful tree canopy. We, like so many Calgarians, have invested much in our homes over the years not only financially but emotionally. The major flood in Calgary being only one example.

After attending two online information meetings hosted by the City of Calgary planning department I am shocked that a document that has such far reaching and massive ability to fundamentally change existing neighbourhoods with so little input from the people who actually live there, I am beyond disappointed. When asked in one of the meetings, could there be a designation to preserve neighbourhoods of single detached family homes, the answer was a resounding "NO". To add insult to injury, this has all occurred during a pandemic, when people were trying to manage their own situations, loss of jobs, school closures and trying to maintain their health and those of their loved ones.

I have had many questions about definitions of some urban planning jargon and received vague responses to those questions. It is difficult to understand how the Guidebook would work when you do not have clear definitions of the language used. This problem has been echoed by many neighbours that I have spoken to.

Therefore, I ask that you reject this document in its current form and ask the Planning Department to include the following:

- A Glossary with clear and concise definitions of all terms used.
- A housing category to preserve neighbourhoods of single detached homes
- More protection for Heritage homes, character defining streets and mature Trees.
- Criteria to maintain current lot coverage, lot width, height and setback Requirements.

We trust that you will take our concerns and our suggestions with the time and consideration that such a major change that affects so many, deserves.

Sincerely,

Sandi McNeil

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) Gregory

Last name (required) Collver

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

Public hearing item (required - max 75 characters) City Guidebook

Date of meeting Mar 22, 2021

Name(s) of property owner Camille and Greg Collver

Home Address 2327 Morison Street SW Calgary

Subject: Guidebook For Great Communities / Proposed Bylaw 17P2020

Dear Members of Calgary City Council;

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

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

ISC:

1/2

Unrestricted

Mar 15, 2021

452

11:31:51 AM



Public Submission

City Clerk's Office

Alternatively, please do not approve the Guidebook as a Statutory document. While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as aspirational guidance, that can show residents one possibility for redevelopment. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Rowhouse, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by City Council.

Signed,

Mr./Ms. Greg Collver



Public Submission

City Clerk's Office

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First name (required) Carolyn

Last name (required) Krahn

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)

There has been much discussion regarding the Guidebook for Great Communities, however, my concerns primarily stem from the following issues:

- 1) If the Green Line is not successful, will the plan to connect these communities by transit still be the plan? If so, how?
- 2) What is Council prepared to do to address the numerous condo buildings that are under special assessment even when they are within their warranty period?
- 3) Legislation regarding condos falls under provincial mandate under the Condominium Property Act. Many people feel that this is insufficient in protecting buyers of condos from issues that arise. How will the City work to ensure better protections for multi-family homeowners before building denser?
- 4) What does Council plan to do to address the large oversupply of condos for sale currently, and with a condo vacancy rate that has not been this high since 2016?

ISC:

1/1

Unrestricted

Mar 15, 2021

454

11:41:04 AM

Public Submission

City Clerk's Office

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First name (required) Thomas

Last name (required) Newton

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)

I am concerned that adoption of this proposed Guidebook will make the city homogeneous and reduce the character and appeal of Calgary. There will no longer be diverse neighborhoods with appealing characteristics. One of the goals of this Guidebook is to increase density of inner city neighborhoods. There are numerous negative impacts to this goal: Increased automobile traffic on residential streets (safety, quality of life and air pollution); overloading of existing municipal services (storm and sanitary sewers, water supply, electrical services, police and fire services), over crowding of elementary schools, busing students out of communities; elimination of trees and open spaces. Thank you for considering to NOT adopt the Guidebook in its current form.

Public Submission

City Clerk's Office

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First name (required)	A.
Last name (required)	Non.
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	PUD2021-0015 (Guidebook for Great Communities)
Date of meeting	Mar 22, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>Hi there,</p> <p>I am extremely concerned that the new "guidebook for great communities" appears to open the door/encourage condo development of our existing parks, open spaces and recreation areas of the inner city. If the inner city is going to have to swallow this amount of density, then our parks, open spaces and existing greenspace here needs to have REAL protection. As compared to new communities with large recreation spaces and facilities, ours are being swallowed up. (SEE attached)</p>



Your Community, Your Association, Your Voice

February 23, 2021

Mayor Nenshi and City Councillors:

We are writing today as the representatives of the Rutland Park Community Association to request that Council direct Administration to **STOP** all further investigations into the potential disposition of any part of Richmond Green Park (including the upper baseball diamonds). **All of Richmond Green Park needs to be maintained as park/green space.**

All of Richmond Green (Park and Golf Course) falls within Policy Area A of the Revised CFB West Master Plan; both are part of the northern planning area. They have been identified as special places/areas. Currie parks and paths have been designed to provide direct access through to this green space. **With LOC2014-0109, we were given a firm commitment that both of these areas would be preserved as green space, as per concerns raised by the Currie Barracks Advisory Group.**

With an anticipated population of up to 12,000 people in Currie, both spaces need to be preserved to accommodate the massive density that has already been approved for Currie. Recent Westmount Campus re-designations also mean a significant increase in population density being added to the surrounding policy area.

This park space, including the 22.1 ha of the Richmond Park/Richmond Green Golf Course, has been factored into Stormwater Management as a catchment area as part of the Master Drainage Plan. Stormwater Management Systems for Currie were developed based on including this space for water absorption.

As directed in the revised CFB West Master Plan, pg 109 section 12.3.4 “any reconfiguration of an existing park area should NOT reduce either the overall recreational functionality of the area or the total amount of open space”. Administration is proposing that the current Roads Depot site would be sufficient to replace the upper baseball diamonds should the ball diamonds be sold. The Roads Depot site is already designated S-R, and as it is undeveloped, would already be seen as open area/designated for recreational use. Accordingly, removing the baseball diamonds would mean a net loss of open space.

Somewhere along the line, there has already been a significant loss of open space in the policy area. The revised CFB West Master Plan indicates that Currie Barracks will provide 35 acres of local parks and open space in addition to 80 acres of local and regional park land. Canada Lands is now advertising only 23 acres of local parks. Alexandria Park has now been completed at 13.5 acres. The only other large tract of green space for the 12000 residents of Currie will be Parade Square, which will likely be a sports field. **Richmond Green Park needs to be maintained in its entirety to provide recreational space for the future residents of Currie.**



Your Community, Your Association, Your Voice

In addition to serving as baseball diamonds, this space is used as a walking circuit for our seniors (and other residents) and those who work and/or reside in Care West, cross country training site for our students, Frisbee site for families, tobogganing hill for residents from surrounding communities, a picnic and reading site, and a fitness boot camp site. (Administration has been directed to ascertain current public utilization rates—the golf course has been closed for over a year, so this should be taken into consideration. The existing baseball diamonds are typically active spring through summer, and our tobogganing hill is active during the winter season.)

Regarding the potential disposition of the baseball diamonds, we recently conducted a short survey of our residents. Despite the compressed timeframe available (the survey was open for only 3 days) we received 672 responses, 525 of which were residents from within our communities of Currie Barracks, Lincoln Park and Rutland Park. **There was overwhelming support for the baseball diamonds/green space, with 90% of respondents preferring to keep the existing park space as opposed to potential development.** Full survey results can be found here--
<https://www.rutlandparkcommunity.com/richmond-green>

Residents would love to see upgrades to the existing park space and have also provided suggestions for this as part of their survey feedback.

We are extremely concerned regarding the seeming lack of transparency surrounding this whole process. The original intent was to look at the potential of selling off Richmond Green Golf Course. We were aware of the potential challenges facing this type of disposition due to underground potable water reservoirs below the golf course. Despite this, we have made numerous inquiries with both our Councillor and our NPC to keep updated. You must appreciate our surprise when in mid December a soil sample drill rig was witnessed operating on the west side of Richmond Green Park. **On Dec 16 we discovered, by word of mouth, that the City was already determined to sell off the baseball diamonds as part of a process that originally had nothing to do with Richmond Green Park.**

Citizens tend to view golf courses and public park space as two completely separate entities. While a number of people might be supportive of selling off a golf course, most citizens would be averse to selling off public parks. Why have these unrelated activities been lumped together for approval? The original discussion in chambers centered around the merits of private versus public operation of golf facilities. We believe that this initiative is not receiving proper care and attention from Council as it is has effectively been presented as a change in operator of a golf facility.

Reservoir expansion is required in the area around the golf course, as well as an additional 2nd entrance road for Currie; this will require major disruption/reduction to all of the lower green space and parking lot (tennis courts to be preserved). **Nothing should be done with the baseball diamonds, or any other portion of Richmond Green Park until all of the future planning for the site is addressed holistically.** As loss of any park space will have a major impact on our communities, at the very least we would like to see the full scope of Administration's proposals for the Richmond



Your Community, Your Association, Your Voice

Green Park space (including the baseball diamonds) moved to Q4 as originally directed, so that this can become an election issue as we look for a new Councillor. **Pushing this discussion/potential land use amendment through during Q1 and bringing it to Council in June/July suggests further lack of transparency on the part of Administration, especially when City Golf is projected to break even in 2022.**

Richmond Green Park is a regional park and was one of the original major parks noted in our City LUB 2P80 (included with such parks as Nose Hill, Edworthy, Bowness, Fish Creek, Stanley, Carburn, etc.) **Selling off any of the park space sets a dangerous precedent with regards to all of our other major/regional parks!** Selling off parts of a major park to provide a one-time funding source for City golf is extremely short-sighted and unfathomable. Our major parks need to be protected and preserved for both current and future Calgarians.

The recent pandemic has shown us that we will need MORE public green space, not less. Your 2020 Year End Climate Review indicates that you are working "on recognizing Calgary's natural infrastructure as key assets to manage for resilience and climate adaptation." **The 2020 Municipal Development Plan has a Natural Infrastructure Policy 2.6.1 d. to "Prioritize ecological protection for natural areas, open spaces and parks".** Road access and reservoir augmentation in Richmond Green Park will already be detrimental to the urban canopy in the area, and further development in the baseball diamonds would be contradictory to City policy. **Once green space like this is lost it is highly unlikely, if not impossible, to reacquire at a future date.**

On behalf of our residents and on behalf of Calgarians, **we respectfully request that Council direct Administration to STOP all further investigations into the potential disposition of green space at Richmond Green Park** (including the upper baseball diamonds).

Thank you for your time and your support.

Sincerely,

Leanne Ellis

RPCA VP Development and Traffic

Craig Marceau

RPCA President



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)	Rob
Last name (required)	Fraleigh
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	March 22, 2021 City of Calgary Council meeting/Great Communities Guidebook
Date of meeting	Mar 22, 2021

Dear Mayor Nenshi and City Councillors,

We have been residents of the Roxboro community for over 16 years. We took our time in choosing this neighbourhood to raise our family for many reasons. We wanted to live in and still want to live in a neighbourhood of single family homes. We liked the look and friendly feel of this neighbourhood. The mature canopy of trees and sense of space was and is still appealing to us. We wanted a yard where our kids could play and have friends over. We love the historical architectural aspects so much that we bought a home which was built in 1930. Since living here we now know all our neighbours and volunteer in the community to enhance it.

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

We would like to submit the following comments regarding the Guidebook for Great Communities and express our opposition to the Guidebook as it is written.

We are deeply concerned that the policies of the current version of the Guidebook will have a negative impact on our community. We would like to see the following suggestions considered: A housing category to preserve neighbourhoods of single-detached family homes. More protection for heritage homes and character defining streets with mature trees. Criteria to maintain current lot coverage, lot width, height and setback requirements.

ISC:

1/2

Unrestricted

Mar 15, 2021

460

11:46:04 AM



Public Submission

City Clerk's Office

Thank you for considering our suggestions.

Sincerley,

Rob and Marissa Fraleigh



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) Paddock

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 15, 2021

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

It is extremely important to have clear guidelines as it relates to heritage assets in our city. I live in the community of Inglewood (the oldest community) and heritage assets and the heritage feel of our community is constantly under threat. The community feels that it has to vigilantly protect the heritage asserts and feel of this community instead to having confidence that the city will do this as well. Great Communities has to have meaning. Developers have to be able to clearly understand what will be accepted and what will not at a policy level. The community should not have to feel like gate keepers on valued city heritage assets.

**Public Submission**

City Clerk's Office

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First name (required)	Naomi
Last name (required)	Withers
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)	The guidebook for great communities does not meet the needs of inglewood, and does not protect our heritage assets. The density provisions in this document are in appropriate for our neighbourhood. Please reengage the ICA and make this document reflect the communities feedback which includes the BIAs third party report

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)	Jean
Last name (required)	Woeller
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Guidebook for Great Communities / Proposed Bylaw 17P2020
Date of meeting	Mar 22, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please accept this letter of comment as part of the public hearing for the proposed bylaw 17P2020



Jean Woeller

6138 Bow Crescent NW, Calgary, AB T3B 2B9 jwoeller@shaw.ca

March 15, 2021

Subject: Guidebook For Great Communities / Proposed Bylaw 17P2020

Dear City Clerk & Members of Calgary City Council

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

Alternatively, please do not approve the Guidebook as a Statutory document. While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as aspirational guidance, that can show residents one possibility for redevelopment. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Rowhouse, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by City Council.

Sincerely yours,

Jean Woeller

Public Submission

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First name (required)	Gerald
Last name (required)	Simon
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Guidebook for Great Communities and North Hill Communities Local Area Plan
Date of meeting	Apr 22, 2021

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

I write to provide my support for the position of the Crescent Heights Community Association on the matter of the North Hill Communities Local Area Plan (NHCLAP) as set out in the Community's letter of March 12, 2021, attached. I would also like to add that if the NHCLAP is approved that it should be made subject to continuing application as bylaws of the sections of existing Area Redevelopment Plans that provide guidance for retention and reflection of historical values for areas subject to Level 2 heritage protection during the period that Level 2 guidelines are in development. I live on a block eligible for consideration to participate in the Level 3 heritage protection Direct Control Area Pilot Project. My major concern is that community heritage assets/values will continue to be eroded with only the very general guidance in the NHCLAP and the Guidebook for Great Communities in place during Level 2 guidance development. Because of the more general and, therefore, even less enforceable nature of guidance relating to heritage protection in the NHCLAP and the Guidebook for Great Communities, there would be during that gap period even less scope for community and affected residents' input and much more flexibility for developers. This means, among other things, that the historical values of our block face that make it eligible for potential Level 3 protection could be eroded during that time, possibly even to the point where the eligibility would disappear. I recently participated in a successful appeal to the SDAB of the Development Authority's approval of a discretionary permit application for a development essentially 100% contrary to the guidance in the applicable ARP (SDAB2020-0002). The need for that appeal exemplifies the serious risk of misapplica-

ISC:

1/2

Unrestricted

Mar 15, 2021

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Public Submission

City Clerk's Office

tion of guidance regarding heritage values even in light of an ARP, let alone in the even less defined regulatory framework that will exist during the Level 2 guidance development "gap". I am aware of many cases where appeals of similar developments either failed or were not undertaken at all as a result of the difficulty of marshalling all the resources and arguments required of affected residents and communities to appeal successfully. Appeals are made at great cost to all involved and are not conducive to harmonious relationships in the community. It is, respectfully, preferable to have clear guidance for all.

Thank you very much for the opportunity to provide this input.



To the Mayor and Members of Council,

March 12, 2021

Re: Guidebook for Great Communities and North Hill Communities Local Area Plan

After considerable deliberation, the Crescent Heights Community Association (CHCA) Board has passed the following motion:

The Crescent Heights Community Association does not support the North Hill Communities Local Area Plan and on behalf of our residents we request that our community be removed from the plan until further changes and improvements can be made.

We hope that Council and Administration will seriously consider our request. The CHCA has worked diligently with teams from The City on both the Guidebook for Great Communities (Guidebook) and North Hill Communities Local Area Plan (NHCLAP). Throughout this process, we have repeatedly expressed our concerns and suggestions which we believe are important to ensure a plan that will benefit our residents, provide stability and the opportunity for growth. We want to thank Administration for all their efforts and working with us on those changes that have ensued. In the last months, we submitted a series of amendments to Administration for their consideration. The City has been willing to consider a few of these amendments and they offer some potential improvements. Despite these potential amendments (which are not assured), we feel that our concerns have not been fully addressed. Our drafted amendments have been provided to Administration or are available from us if requested.

Even with some amendments being considered, there are too many parts of the plan that remain unresolved or not addressed to our satisfaction. Some assurances offered are for future work (ie. Heritage guidelines). We have no ability to gauge the effectiveness of this future work until it is completed. Unfortunately, we do not see a reasonable way for either plan to meet the specific needs of our community in the time remaining before Public Hearing.

Our reasons for wanting to be removed from the NHCLAP are summarized below:

1. The NHCLAP does not reference any existing statutory Land Use Bylaw (LUB) land uses. Through policy, the NHCLAP alters what is possible under our existing land uses. Until the Urban Form Categories (UFC's) are reflected in a revised Bylaw, our community will exist in a gap that will create confusion in accepted land uses. This could compromise property values, destabilize our housing (both owner and rental) and resident confidence. The revised LUB must be in place before our current Area Redevelopment Plan (ARP) is rescinded.



2. There is no unique vision for Crescent Heights recognized in the plan; the current one vision for all communities does not work.
3. We want to see a progressive plan which provides more emphasis on growth on our main streets so that these vital areas will develop before intense growth is considered in lower density areas of our community.
4. We request targets for each community for housing mix, retail and office, public open space, and mobility based on what each community determines is essential and needed for change over time; base these targets on community demographics and trends.
5. Our property owners need to be better informed of the impact of urban form categories (UFC) and building scale. Building scales in the current NHCLAP need to be revised.
6. We request specific details on urban forest retention and how it will be enforced.
7. We request guarantees for sufficient public open space and recreation facilities in the future as density increases.
8. Heritage asset guidelines need to be outlined before Crescent Heights can assess their impact on the community. There are no infill guidelines in either the NHCLAP or the Guidebook for residents to use to oppose, support, or guide redevelopment.

There are many worthwhile portions of both plans. The Guidebook contains guidelines for commercial and mixed development that we continue to support, especially in our main street areas. The creation of a multi community local area plan has many benefits for both the City and involved communities and can be a much more efficient and economical tool for future planning. Adding density to established areas to reduce urban sprawl is necessary and we believe it is possible to achieve this without creating dramatic changes in development intensity and community character.

The current direction of The City, with respect to the creation of Zone 'a' in the Guidebook, puts undue pressure on the established communities in the inner city and compromises the collection of successful, eclectic, heritage rich, and stable communities to achieve goals in the Municipal Development Plan (MDP) that could be met with much more sensitive policies and guidelines. The anticipated loss of heritage assets and urban forest is most concerning for us.



Crescent Heights is a special place in our City: diverse, rich in heritage, eclectic, and open to change and evolution. We want to see growth that better considers what is valuable and unique in our community. Residents and communities need to be listened to.

With continued work both these plans can address the goals of the MDP, and create positive change. We urge The City not to rush the approval of a plan that could be so much better. Please provide the opportunity to consider the unique assets of the communities that are part of this plan. Please allow the necessary time to evaluate the changing influences of COVID, a struggling downtown core, altered population forecasts, and subsequent changes in residential and workplace preferences.

By email only

Simonetta Acteson, North Hill Communities Working Group, CHCA Representative

On behalf of the Crescent Heights Community Association

cc. Teresa Goldstein, Manager – North Area, Community Planning, City of Calgary

Renfrew Community Association

Rosedale Community Association

Capitol Hill Community Association

Highland Park Community Association

Mount Pleasant Community Association

Tuxedo Community Association

Winston Heights/Mountview Community Association

Thorndcliffe Greenview Community Association

**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) Greg and Lynn

Last name (required) Wiebe

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

Public hearing item (required - max 75 characters) Guidebook for Greater Communities/Proposed Bylaw 17P2020

Date of meeting Mar 22, 2021

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

March 15, 2021
Greg and Lynn Wiebe
1235 73 Ave SW
Calgary, AB T2V 0R9

Subject: Guidebook For Great Communities / Proposed Bylaw 17P2020

Dear Members of Calgary City Council;

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

Alternatively, please do not approve the Guidebook as a Statutory document. While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as aspirational guidance, that can show residents one possibility for redevelopment. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Rowhouse, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by City Council.

Signed,

Greg & Lynn Wiebe

3621 7 Street SW
Calgary, AB
T2T 2Y2

March 15, 2021

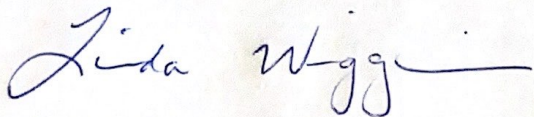
Re: The Guidebook for Great Communities

Dear Mayor and City Councillors,

I am opposed to the Guidebook for Great Communities as currently written.

Please maintain Elbow Park as a community of single-family homes with green spaces and a canopy of mature trees.

Sincerely,

A handwritten signature in blue ink that reads "Linda Wiggins". The signature is fluid and cursive, with a long horizontal stroke at the end.

Linda Wiggins

March 15, 2021

VIA EMAIL

Attention: Mayor Nenshi and Calgary City Councillors

Dear Mayor Nenshi and City Councillors,

Re: Opposition to The Guidebook for Great Communities

I am writing regarding the proposed Guidebook for Great Communities. Specifically, I am concerned about the proposed re-designation of the zoning and land use permitted in Elbow Park.

I grew up in the Elbow Park and my family home is still there. My parents chose to live there for several reasons, including but not limited to:

- the community itself and its natural beauty
- it is a neighbourhood of single-family homes
- the historical architecture, much like older cities in Canada that have preserved historical communities
- green space offered by current set-back requirements and lot sizes
- neighbours know each other and work together to keep the community safe and clean

I now live in Marda Loop and it is awful. No community feel, neighbours don't talk to each other, let alone come out of their homes. I don't like my kids playing outside because of the group homes nearby (one had a murder last year) and transient foot traffic. It is not a safe community (however, it used to be when I was grown up as we spent a lot of time at the Calhoun Library and adjacent park/field).

I would like to:

- submit the comments in the letter below regarding the Guidebook for Great Communities; and
- express my opposition to the Guidebook for Great Communities as written.

I am deeply concerned that the policies of the current version of the Guidebook will have a negative impact on the Elbow Park and other inner city communities and request the following amendments:

- Please add:
 - a housing category to preserve neighbourhoods of single-detached family homes
 - more protection for heritage homes, character defining streets and mature trees
 - criteria to maintain current lot coverage, lot width, height and setback requirements.

Thank you for your consideration of our suggestions.

Elbow River and Environmental Concerns

My family home, where a family still lives today, is situated near the banks of the Elbow River. Sadly, the Elbow River is now polluted and contaminated with e-coli. It is my understanding the e-coli comes from fecal matter but the source has not been determined by the City, so this freshwater body is not able to be freed of contamination.

The Elbow River water eventually makes its way to the Hudson's Bay. We have an obligation as citizens to keep our rivers clean, keeping in mind water users downstream. Over the years, with the increased population in the City and the increased urban density surrounding Elbow Park (i.e Marda Loop, Beltline and Mission areas), we have witnessed the Elbow River being used by tens of thousands of people over the spring and summer months. As a result, there are rafts abandoned along the banks, bathing suits, beer cans and garbage littered all the way along from the Glenmore Reservoir, through Sandy Beach, along Riverdale, through Stanley Park and along Rideau/Roxboro. Without question, there has been a devastating impact on this fresh water body.

I note that the City of Calgary is a sponsor of the Elbow River Watershed Partnership (ERWP), which aims to "work together for a healthy river watershed" and sets out several goals, including to "minimize the negative impacts of land uses on water quality and quantity", as well as to, "Encourage individuals and communities take responsibility to protect and enhance water quality and quantity in the Elbow River Watershed".

In regard to land use along the Elbow River it is interesting to note on the "Fact" page of ERWP's website the answer to the question of, "Why should future development be limited or carefully managed on the Elbow River alluvial aquifer?", some of which states:

Land use, whether it be urban, rural residential, commercial or agricultural in nature, has the potential to negatively affect groundwater quantity and quality, and Elbow River water quality. For example, road salted-icing chemicals, effluent from on-site septic systems, detergents, fertilizers and other agricultural chemicals, animal waste, hydrocarbons and other pollutants have the potential to flow into the Elbow River once they enter critical aquifer recharge areas. **To help protect water quality in the Elbow River watershed, development and other land use activities should be restricted in these aquifer zones.** If permitted, they should be carefully managed and their impacts mitigated where practical. **Proper planning and management will benefit not only the aquatic environment, but downstream water users as well.**

[Emphasis added]

(Source: <https://erwp.org/index.php/groundwater-and-our-alluvial-aquifer/52-erwp/elbow-river-watershed>)

Elbow Park community gets its name from the Elbow River and as a community member, I feel very strongly about protecting this fresh water body. The proposals in the Guidebook for Great Communities, do not take into consideration the negative environmental impact increased

density in Elbow Park will have on the Elbow River and its eco-system. As mentioned, we have already witnessed the devastating impact Calgary's increased population and increased density in areas surrounding Elbow Park have had on the Elbow River - the Elbow Park river valley is tired and needs less people, not more, accessing it. Calgaryans have an obligation to keep the Elbow River clean and free from contamination for downstream water users.

The City of Calgary has closed trails along the Elbow River to prevent further erosion of the river bank and Britannia slopes - I question how higher density in this community and its immediate surrounding areas could possibly make any sense given the state of the banks/slopes along the Elbow River?

According to a 2004 study entitled, "Impacts on Water Quality in the Upper Elbow River" by Alberta Environment and the City of Calgary:

The Elbow River Water Quality Steering Committee and Task Force (1993) identified the Elbow River watershed as a very important resource, and recommended a definite need to recognize growing land use and development pressures along the entire river system, and to undertake measures to provide protection, including an improved and integrated water quality monitoring program. In addition, the Upper Elbow River Instream Objectives Working Group, established in 1997, agreed that because of its unique nature the upper Elbow requires instream objectives designed to protect the aquatic and riparian ecosystems, and preserve current and future human use of water in the basin. They concluded that, while quantity and quality of water in the upper Elbow was good when compared to requirements for the aquatic ecosystem and human uses, some deterioration in water quality was occurring.

(Source: <https://open.alberta.ca/dataset/321b2ca3-4aeb-4734-b151-20a18dd18955/resource/21c99e4c-20d9-4d5e-8f11-820cf98faae8/download/impactswaterquality-upperelbowriver-2004.pdf>)

Other Environmental Concerns, Public Transportation and Areas/Communities Needing Attention

I also have concerns about the impact increased density will have on climate change. Has the City conducted a study on the impact higher density areas vs. the impact providing better public transportation throughout the City will have on CO2 emissions? Most major cities have LRTs, subways, streetcars or buses, going into every single community. Higher density living does not necessarily translate into increased "walkability" and positive environmental impacts - to make a true impact on CO2 emission reductions, we need people out of their cars and using public transportation. For example, there is not a direct bus that takes people and connects communities along Elbow Drive to shopping areas such as Deerfoot Meadows, Westhills, or even Mount Royal Village.

I have lived in many major cities, including Vancouver, Toronto and Copenhagen (DK). I have also visited New York, London, Rome, Paris, Edinburgh, Munich...most major European cities.

They have trains and buses running every few minutes. The number 3 along Elbow Drive you have to wait at least 20-25 minutes for a bus to come - who has the time to do that when needing to get somewhere?

As a result of this pandemic, people aren't going to be working downtown as much, if any longer. So "walkability" to the downtown core is not as important as it once might have been.

Macleod Trail, the Downtown Core, the East Village, Eau Claire - these are all areas that the Guidebook should be focusing on. Make these areas attractive to people and accessible destinations - accessible by public transportation. Focus on beautifying them and offering a reason to walk. For example, Macleod Trail - beautify the boulevard and have commercial spaces, with residential on the top. Most buildings look like they need to be torn down, there is a lot of cement already poured and no green space being disturbed or taken up by infills/condos.

Forest Lawn is always the one community that comes to mind as being in need of investment - make it a better, safer place for its residents. It is a community deserving of positive investment and attention.

Elbow Park Community

Elbow Park is an inclusive community and always has been. Those who want to live here and who have chosen to live here, do live here. Houses are listed for sale in a free-market. Not everyone wants to live in a community such as Marda Loop or the Beltline, and not everyone wants to live in a community such as Elbow Park or Mount Royal or Elboya - that is why cities offer a wide-variety of communities so that people have a choice of the type of community in which they want to live. By definition, a community is "a group of people living in the same place or having a particular characteristic in common" or "a feeling of fellowship with others, as a result of sharing common attitudes, interests, and goals". Yes, people move in and out of communities but communities within the City of Calgary are distinctive from one another, just as every individual living within a community is distinctive.

I don't agree with the City's perspective of how communities change on page 20 of the Guidebook - it seems to suggest that because people in communities move-in and out, that the community needs to evolve. This statement is made without any factual basis and the City is imposing its own, subjective, interpretation of what communities need and what "evolve" should mean. Further, it does not take into consideration the fact that people choose to move into communities because they have the same morals and values as those who may have lived there before and established the "community" but have now moved on. Communities as they exist is what attracts people to move into them. Elbow Park is not in desperate need of "revitalization" - the community is fully inhabited and the schools are thriving.

My area of Marda Loop is not suitable for young children because you don't know who lives next door, across the street or down the block. We have 4 elementary schools in the area but developers were given the "green light" from the City of Calgary to move in and completely turn

the “community” upside-down. I fear the same will happen with Elbow Park and other inner city communities.

Conclusion

I am **strongly opposed** to the proposals in the Guidebook for Great Communities. The proposed land use re-designations are not consistent with the spirit of the Elbow River valley nor the community of Elbow Park.

Elbow Park and the way it is and exists, is the very reason why people in the community have chosen to settle here. The proposals in the Guidebook, unequivocally, go against the spirit of the community and surrounding areas. Furthermore, the proposals are inconsistent with the goals of the Elbow River Watershed Partnership, of which The City of Calgary is a sponsor, and need to protect the Elbow River. Lastly, the proposals are inconsistent with the relationship the community members (those who live in the community) have with their community, Elbow Park.

We should be less focused on what the UN is telling us to do and more focused on what citizens who elect City Councillors/Mayor wants for their communities - we are the ones looking after our communities and care about them. I have done my Master’s Thesis in Law on climate change policy, and I do not think the City of Calgary has done its research on CO2 emissions and effective climate change policy - increasing density might work for some parts of the world (i.e. certain European cities) but not North American cities - not least of which being the City of Calgary.

To reiterate, we are opposed to the Guidebook for Great Communities as written and are very concerned that the policies of the current version of the Guidebook will have a negative impact on our community. We request the following amendments:

-Please add:

- a housing category to preserve neighbourhoods of single-detached family homes
- more protection for heritage homes, character defining streets and mature trees
- criteria to maintain current lot coverage, lot width, height and setback requirements.

Sincerely,

J. Kirkpatrick

**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)	Calgary Climate Hub and
Last name (required)	Sustainable Calgary
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	Mar 22, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	We support approval of the Guidebook for Great Communities with the changes and commitments outlined in the attached submission.

Submission ***Guidebook for Great Communities***

We support approval of the *Guidebook for Great Communities* with these changes and commitments.

As previously submitted by Sustainable Calgary, we recommend that Council

Revising the *Guidebook*

- **Direct Administration, within two years, to revise the *Guidebook*.**

The *Guidebook* does not adequately address the urgent issues in our city: climate change, inequality, incomplete communities, an unsustainable transportation system, and lack of affordable housing.

Residential Re-Zoning Moratorium

- **Approve a two-year moratorium on re-zoning in residential areas that are outside Main Streets and Activity Centres.**

Re-zoning should take place after a Local Area Plan has been approved. In the meantime, a moratorium takes pressure off those areas until the *Guidebook* proves its value and helps reduce the oversupply of housing.

We also recommend that Council

Solar Access

- **In s. 2.6.e (p. 38), replace “should” with “shall” and replace clause iii with “identify daylight and shadowing impacts on neighbouring properties and meet the City’s requirements for compensation to affected landowners;”**

Shadowing is one of the main issues causing opposition to redevelopment. The City needs to explicitly address this issue in the *Guidebook* and eventually in a solar access bylaw. Residents and developers need the certainty that will provide.

Sustainable Development

- **In s. 3.9 (p. 101), replace “may,” “is encouraged to,” and “should” with “shall” in all instances.**

A prosperous future depends on maximizing the benefits of redevelopment, especially in terms carbon-neutral buildings, fully-utilized infrastructure, and opportunities for heat recovery.

- **In s. 2.22.a (p. 74), replace “should,” with “shall”.**

Large brownfield sites represent a once-in-a-lifetime opportunity for dense, innovative, and centrally-located urban residential redevelopment.

- **In s. 2.22.d. (p. 75), replace “should” with “shall” and replace clause iv with “include strategies for communal or integrated renewable energy generation, limited private vehicle access, and larger scale energy-saving technologies and related strategies.”**

The opportunity should not be squandered to use these sites as flagship Low Energy Developments by integrating innovative urban technology such as waste heat recovery, car-free streets, and above ground

stormwater especially given that many of these sites are already located close to transit, the core, and other amenities such as food outlets and schools.

R-CG Housing

- In s. 2.23 (p. 78), add
 - c. Townhouse format R-CG shall only be permitted on corner lots or adjacent to other R-CG development

Mid-block spot rezoning is another major source of opposition to the *Guidebook*. Townhouse development must proceed in an orderly manner compatible with the local built form context.

Urban Forestry

- In s. 3.1.a (p. 92), replace clauses viii – x with
 - viii. Ensure maximum conservation of existing healthy, mature trees and incorporation of native and adapted vegetation in the site design and layout of new buildings;
 - ix. Protect trees and root systems during street/boulevard work and during site development;
 - x. Protect healthy trees on private lands;

These provisions are what the *Municipal Development Plan* requires (2.6.4.y, p. 75). The *Guidebook* must do the same.

- In s. 3.9 (p. 101), add a clause after “h”: “Targets and responsibilities shall be established for the local area and for proposed development to ensure that tree canopy meets The City’s urban forestry goals, including within city easements on private land.”

Clear mechanisms are needed to ensure The City’s aspirations are achieved.

Sharing the Benefits of Redevelopment

- On p. 128,
 - Replace the first subheading “A local area plan should:” with “a local area plan shall:”
 - Add as the fourth bullet, “identify the formula for sharing the benefits of re-zoning and new infrastructure between the City and landowners.”

Upzoning land and public infrastructure investments substantially increase the market value of land. A strategy is needed to ensure that The City captures its proper portion of the land value it creates. This will be especially important for funding affordable housing to reverse the increasing polarization among Calgary neighbourhoods.



SCARBORO COMMUNITY ASSOCIATION
1727 – 14 Avenue SW
Calgary, AB T3C 0W8

March 13, 2021

Electronic Submission

RE: Guidebook for Great Communities – Amendments Proposed

Your Worship Mayor Nenshi and City Councillors,

The residents of the inner-city community of Scarboro, its Planning Committee and the Community Association's Board of Directors have followed the revisions of the Guidebook for Great Communities ("the Guidebook") since it was first released in August 2019 with great interest. We recognize that the City has put tremendous energy into improving this document over the past year-and-a-half. While the new approach to area planning offers many benefits, we are **recommending amendments** to the Guidebook and the heritage guideline area tool, to strengthen the preservation of heritage areas.

We recommend the following amendments, as informed by our residents:

- (1) Heritage Area Policy Tools – Layer 2 (Ch.4, p.113), and Layer 3 (program 2021-23): amended to include restrictions on lot coverage, building height, setbacks (front, back & side);
- (2) Heritage District – introduced as a new policy tool that is area-based, including both publicly and privately owned assets; and
- (3) Delete the word "collector" (sec.2.8.c.i) and the words "near" and "adjacent" (sec.2.8.c.ii), as they apply to the encouragement of higher intensity, low density residential forms (p.48), thus helping to protect the integrity of a potential heritage district.

The historic neighbourhood of Scarboro is a designed district from 1909–10. At the turn of the century, CP Rail's land commissioner worked with the Olmsted firm: a world-class landscape architecture firm known for its design of Central Park in New York City, the US Capitol Grounds and Mount Royal Park in Quebec. Scarboro is one of three fully executed Olmsted residential parklands in Canada. More than half of the houses in Scarboro are identified as heritage assets, that is, buildings constructed prior to 1945, substantially retaining original design and features, reflecting a pattern of historic development. Scarboro seeks to be recognized as a "heritage district" to help celebrate Alberta's history and to preserve a historic neighbourhood with unique park space for all Calgarians to enjoy.

In March 2020, a survey was conducted with residents of Scarboro. Illumina Research Firm sent out the survey and collected the results. Of the approximately 330 households in our community, 236 replied to the survey — a response of 72%. It is significant to note that **92% supported research towards heritage area designation**. Subsequently, the Scarboro Planning Committee undertook a year of research with the professional assistance of Jeanie Gartly (heritage conservationist), Harry Sanders (historian) and David Mittelstadt (historical biographer) to produce more than 200 pages of documentation covering several historical eras. A Statement of Significance and a Historical Context Paper were **submitted to Heritage Calgary in mid-January 2021**. The area of Scarboro is being considered for inclusion on the municipal inventory of historic resources. In short order, the community will be requesting The City's support for a provincial evaluation of the Olmsted design and unique heritage significance of Scarboro. Our research

team and the support letters from all across North America have shown that **Scarboro has municipal, provincial and federal heritage significance.**

Our continued research, ongoing community engagement, and thoughtful conversations with residents enable us to provide City Council with essential input into what we believe are critical amendments to the Heritage Area tools. Our commitment to residents is to provide feedback that reflects their concerns. The 2020 survey results indicated that **96% of our households want to minimize the scale of buildings in inner Scarboro (referring to height)** and **81% oppose greater massing with buildings that have 60% of lot coverage.**

We would like to point out to Councillors that a Garden Suburb, such as Scarboro, adds to the diversity and liveability of the whole city. Scarboro has maintained its integrity and heritage character for more than a century. The ratio between landscaping and built structures is a character-defining element. The historical integrity of this area as a “heritage district” is characterized by dwellings that have consistency in size and scale that establish coherence and continuity throughout. In research on heritage districts, on the rise throughout all major cities in Canada, we have learned that **the whole is greater than the parts.** Residents who live in these historic communities are seeking regulations to support and protect the entire AREA with heritage significance, rather than individual sites or streets.

We strongly recommend that Council and Planners look to successful heritage tools used in other large cities such as Vancouver and Edmonton, where limitations to lot coverage are effective in the retention of heritage in residential areas. Our residents tell us that lower massing and scale are important to them. The green spaces are important, if not more important, than built forms. Older architecture has a smaller footprint (approx. 30% lot coverage) than newer buildings (60% lot coverage for row housing). Heritage policies should limit lot coverage to ensure infill development is appropriate for historic streetscapes.

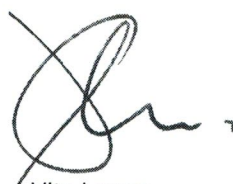
Heritage belongs to everyone. It is part of our civic identity and it needs protecting for future generations to enjoy. As one of Canada’s leading landscape architects, Ron Williams, reminds us, in recent correspondence: “Scarboro has remained a middle-class suburb for over a century, somehow resisting the relentless tendency towards over-building and up-scaling that afflicts many such Garden Suburb districts across the country.” Scarboro tells the story of how Calgary developed during its Building Boom (1906–13) and how the lifestyles of residents were shaped by the streetcar line, landmark institutions, and parks that Calgarians continue to enjoy today.

The Scarboro Community Association recommends that the City continue essential engagement with inner-city historic communities, including Scarboro, to make continued amendments to the Guidebook for Great Communities to appropriately preserve heritage and heritage districts in our great city.

Sincerely yours,
Scarboro Community Association



Tarra Drevet
Chair of Planning



Vita Leung
President

From: [Sherry Dahl](#)
To: [Public Submissions](#)
Subject: [EXT] The Guidebook for Great Communities - Heritage Policies - March 22 Meeting
Date: Saturday, March 13, 2021 9:30:13 AM

Dear City Council,

My vision for growth in Calgary is a variety of housing types in different locations of the city. Small-scale historic areas add to the vibrancy and liveability of a more compact City.

The size and massing of a building that is substantially larger than smaller homes beside it creates issues of privacy, overlooking and loss of sunlight. Trees and landscaping have to be removed to accommodate the additional massing has negative impacts on the visual harmony of the streetscape. A solution for increasing population in historic areas is to add "hidden density" in the form of secondary suites, laneway housing, and dividing homes into apartments.

New heritage policies in The Guidebook for Great Communities ('The Guidebook') will be considered by Council on March 22nd 2021. We ask that you direct Administration to amend the following policies that appear in the Guidebook and the North Hill Communities local area plan:

- Limitations of lot coverage, height and setbacks (front and side) for heritage areas eligible for Layer 2 heritage conservation area policies;
- Heritage districting. Please modify the wording that allows higher density "near or adjacent to main streets," by adding "except if the main street is a heritage main street and/or where residential heritage area guidelines apply." This would protect the integrity of potential heritage districts that have both residential and commercial assets.

Furthermore:

- The program for direct control districts in heritage areas (rollout 2021-2023) should also be modified to include limits to lot coverage, height and setbacks (front and side).

Experience shows that upzoning land parcels with heritage assets leads to the "tear down" of heritage. The streetscape of a historic neighbourhood that combines infills covering 60% of the lot with historic properties that have 20%-30% lot coverage is not appropriate in older communities and will deter owners from designating their homes.

Thank you for considering my recommendations to modify the policies in the Guidebook and the North Hill plan to support the retention of heritage in our historic communities.

Sincerely, Sherry Dahl

-- Sherry Dahl
bb_dahl@hotmail.com
1338 8 AVE SE Calgary T2G 0M9

**Public Submission**

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating 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 (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- ✓ 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) james

Last name (required) faulkner

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

Public hearing item (required - max 75 characters) I am against multifamily dwellings in Elbow Park.

Date of meeting Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters) I am against the proposed changes in Elbow Park for allowing multi Family dwellings and having large lots subdivided.

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) Wendy

Last name (required) Dick

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 Mar 22, 2021

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

Re: Opposition to The Guidebook for Great Communities

Dear Mayor Nenshi and City Councillors,

My family has lived in Elbow Park Community for over 20 years. We chose to live here because we wanted to be close to downtown Calgary and we liked being close to biking and walking paths as well as schools, libraries and some commercial properties (on 4th Street and in Marda Loop as well as downtown). We moved from Marda Loop to a house with a larger garden for our young children. We were pleased to find a house in a quiet neighbourhood with a variety of single family homes which all have a unique character.

I have read the Guidebook for Great Communities and attended a community information session and a presentation from the City on this proposal (remotely). I would like to submit a few comments in particular regarding this document. While I appreciate that it must be difficult to provide a single direction to cover all areas of the City, the language in the Guidebook is too loose and open to interpretation. For example, the highest density and scale of buildings is proposed to be with 600m radius of a transit station. Many think this means all bus stops and c-train stations. This should be better defined. Living close to the Elbow River we are very aware of changes to the run-off and storm sewer collection that feeds into the river upstream of our community. While new developments have occurred in Marda Loop we have lost much green space (gardens, etc) which means that the rain water no longer soaks into the ground to become part of the water table. More is now being channelled directly into the river. This is not addressed

ISC:

1/2

Unrestricted

Mar 15, 2021

486

11:35:22 AM

Public Submission

City Clerk's Office

at all in the Guidebook and I'm sure other communities alongside the Bow and Elbow Rivers would like there to be specifications for limits to this kind of change to infrastructure. My last area of concern is regards protection for heritage homes, character defining streets and mature trees. This is lacking.
Thank you for your consideration of my suggestions.

Regards,
Wendy Dick

March 14, 2021

To: The Mayor and City Council

Re: Guidebook for Great Communities (Guidebook)

As a resident and property owner in Brentwood I have serious concerns about the implications that the Guidebook will have on my community and for all homeowners in the city of Calgary. I'm asking that this document not be approved in its current form. I have two areas of concern:

Document Name and Engagement

The name of the document is misleading. This is not a guide. It is a serious, complex document with serious implications to all homeowners in Calgary. If passed it becomes a statutory planning document not a handy pamphlet of suggestions. It is not being represented for what it is.

Meaningful public notification and engagement has not happened. Not even pre-Covid. By the City's own admission "*Engagement and outreach on the Guidebook through 2019 and 2020 resulted in over 3,100 direct consultations*". That number is negligible relative to the number of homeowners. It also explains why, when speaking to people from various parts of the city, virtually no one has heard about it or knows anything about it. Information could and should have been sent with tax assessments in 2020 and 2021. That would have been effective and efficient, so why did that not happen? Taxpayers need to be informed on how a document of this nature will affect them.

Fundamental Issues

Conceptually the Guidebook document has merit as it represents standardizing process and language, recognition of Heritage resources and it appears to simplify and define how development can proceed. The positives are eclipsed by many concerns so please consider the shortcomings:

1. **The Guidebook does not include a category for single detached homes.** The Urban Form and Scale Categories identify the lowest urban form in this document to be up to 3 stories and include townhouses or rowhouses. Even though RC-1 properties will still exist the Guidebook will provide support to an application for a land use change and minimize the impact of local engagement and feedback. This opens the door to developments that may not be appropriate for the location for a variety of reasons. Developers generally do not have a vested interest in the neighbourhood where they are building.
2. **With increased lot coverage there will be a loss of trees and greenspaces.** RC-1 properties allow for 45% lot coverage for buildings but R-G zoning (which includes townhouses) allows up to 60% coverage. Existing areas with large trees and greenspaces may lose much of the mature tree canopy and greenspace.
3. **The lack of contiguous areas of R-C1.** In new greenfield communities developers delineate types of housing and plan entire blocks of exclusively R-1, R-2, or other housing forms. They don't mix and match on every block. Many new areas have R-G land use which allows for a variety of housing forms. However, when developing new communities a developer will control what will be developed on each lot as they would not be able to sell a single-family home without identifying what will be built next door. Developers do not have the same concern in an existing community as they have no vested interest in the home next door.

4. **Location of density and definition of Connector streets.** Greater density is to be placed on “connector” streets. Some communities do not have housing directly on major connectors. In the case of Brentwood, we are bound by Shaganappi, Crowchild, John Laurie and Northland, therefore the next buildable “main” streets are much smaller volume streets such as Northmount Drive, Brisebois, Capri which are lined with R-1 houses. These are local streets but significant in the community. It would appear that these streets would be suitable for a 6-storey or higher building as would be directed by a Local Area Plan as they represent high activity relative to the community. This does not make sense for Brentwood. Many other communities share the same situation.
5. **The Guidebook would override existing ARPs where density has already been planned.** ARP materials will be “transferred over” into the LAPs but each community’s carefully planned ARP will be replaced with a multi-community model involving up to a dozen or more communities. While some multi-community planning is welcomed, there is little consideration of the unique features in each community. **The Guidebook focuses on how to create great communities but not how to sustain the great communities we already have.** Community character considers the pattern of streetscape, architectural details, scale and massing, and natural features that create an “experience” that is recognizable as a sense of place. ARPs capture this in detail whereas a broader Guidebook cannot.
6. **Density was already planned in many communities for central areas** (Currie, Brentwood TOD, Dalhousie Coop, Stadium Shopping Centre, University District, etc.). Those areas had detailed plans and community engagement and the larger scale projects were planned as the highest areas of redevelopment. All of the community engagement and planning will be for not as demand for those projects will likely disappear.
7. **The Guidebook’s recent division of established communities into Zone A, Zone B and then all other areas serves to divide communities.** In Zone A all intensities (up to townhouses, 3-storeys, etc) will generally be supported. In Zone B, most will be supported unless they meet constraint categories. The remaining areas are not likely to see any changes. This was only added to the Guidebook in January 2021 so many communities or residents are not aware of this major change.
8. Some communities (and some Wards) will experience few changes at all while applications in others will likely be supported regardless of community or resident feedback. This is significant as it’s a **loss of community autonomy.**
9. **The Guidebook does not apply to the entire city equally.** In time, all areas of the city will face some amount of redevelopment regardless of age so dividing it up into zones seems more political than practical.

As our elected officials, the onus is upon you to see that all homeowners have the information to understand the magnitude of the effect that this document will have on them. To date, this has not happened. For that reason and in consideration of the points stated above, I request that this document, the Guidebook, not be approved in present form.

Please recommend to Administration that Community Associations should be charged with the task of recommending amendments to this document and be a significant part of the next iteration. All will not be lost, it will be better.

Thank you for your consideration.

Sincerely,

Michael Berscheid

March 14, 2021

To whom it may concern,

I am here to express my strong opposition to the changes proposed in the Guidebook for Great Communities. I am repeating exactly what I said on the PUD meeting Feb 3, 2021 as I do not feel that anyone was listening to what I said. The PUD meeting felt like a complete mockery of public engagement and an opportunity for councillors to take pot shots at each other instead of listening to over 90 members of the public who had volunteered their time to speak. It was very shocking to observe as someone who has never attended any city council proceedings. Thank you for taking the time to read my letter.

We purchased a home in Elbow Park in 2011. We had previously lived in the Beltline and Marda Loop in a condominium. Once we had children, we felt it very important to move to a single-family home district, as we wanted a yard for our children to play in, a community school and the privacy that a single-family home affords. We did consider other higher density communities, but they felt congested and we wanted a neighbourhood with more space for our growing family. We made a conscious choice to live in a low-density RC1 single family neighbourhood. We were also aware that the neighbourhood that we bought in was old and established, with a Restrictive Covenant as old as the City, that specified one home per lot. Our home was terribly damaged by the flood in 2013 but we made the choice to re-build, because we loved our neighbourhood. Our children are now 10, 8, 6, and 2 and feel that our choice in the neighbourhood and community that we live in has been one of the best decisions of our life.

If the City of Calgary goes ahead with its plan to destroy single family, low density neighbourhoods, it takes away an important housing option for young families. Give families

choice. Families who want to have mature trees, park space and natural light surrounding them. Families who believe that a low-density community is a safe option to bring up their families.

We understand that it is a luxury to be able to live in a single-family home neighbourhood. It is something that we have worked hard to be able to achieve. We paid a premium to be able to live in a low density, single family home neighbourhood. We pay extremely high property taxes for the choice of owning a single-family home. We also looked at our single-family home, as our investment for when we retire and are able to sell our home to another young family.

We are a visible minority family. I understand that the City has good intentions of trying to lift people up whom are disenfranchised. Often these are people who are visible minorities. A single-family home is something that gives you a goal to work towards regardless of what walk of life you come from. It is the dream! If everywhere is the same, what is the point in trying to better your lot in life? Please give people a choice to move upwards in life. Single-family, low density neighbourhood are important to retain.

Calgary should retain some lower density areas of single -family housing for those who want this choice. Consumer choice is important! We have made a significant investment in our home based on specific existing conditions. If we had known about the proposed Guidebook for Great Communities and its impact on our neighbourhood, we would have likely made a different purchase.

I am very concerned that if this guidebook is approved without changes, neighbourhoods like ours, where the price of land is expensive, will never see another single-family home built. It is much more lucrative for developers to build multiple units and make more money. This will result in families moving to the suburbs to find those single-family neighbourhoods. You can't stop people from making choices.

Thank you for taking my views into consideration. I hope that I have been able to articulate that consumer choice is important and that single low density family homes have their deserved place in our great City. At the very least, please consider a provision to protect certain historical neighbourhoods in order to provide choice for the future

Yours Sincerely,

Risa Desa

To City Counsel

March 12, 2021

Re North Hill Community Plan and City Guidebook

Dear Counselors,

My letter to you today is in concern about the North Hill Community Plan and the City Guidebook being presented on March 22 for review.

To start off I would like to state a clear theme, set of observations and a clear set of misinformation the team at the city has outline to the public:

- In the last PUD Committee session held earlier this year there was a clear voice from the public and the community associations that both the Guidebook and NHCP are not well thought through and coordinated with all the other efforts underway including the Green Line, Mobility, and Streetscape efforts. My community in Crescent Heights is looking forward to change around our community and the City Team has painted the engagements as fear of change. Clearly misguiding and misinformation from the City Team.
- Engagement with the NHCP team has nothing but been a directive approach with no true engagement to mold our future. I started working with the previous project team many years ago and was encouraging the direction. Once Troy and his team took over it has been secretive, back room and nothing short of and in Troy's words "Live with It."
- In the many years of working with the different city teams it has been clear that there has been no Governance and Oversight of the project teams. The City has set out good guidelines within the MDP that are not being followed. The city teams have selected one aspect of the MDP and ignored the rest due the inability to look at the big picture and drive the holistic change our communities need and are looking forward too.

The impact and affects that these teams are going to have on Crescent Heights – A Century Old community is irreversible. To help Counsel members with some specifics on the impacts to Crescent Heights West the following are direct impacts that have a small course correction to the plan and intentions that have been overlooked for 3 years and need to be addressed:

- A repeated request and support of Drew Farrell in PUD last year is to secure the zoning "As Is" from 1st Street NW to 4th Street NW as RC-1. Currently the intention of city teams is to introduce multi storey buildings within this area knocking down Century homes that citizens of Calgary have restored and investing a significant amount of time and money to retain our history.
- The area of Crescent Heights from 1st Street to 4th Street NW and from 12th Ave to 15th Ave NW have been protecting from unnecessary traffic with calming measures for over 20 years. This has allowed kids to play on our streets safely and free. It has allowed the church to build up a center point for children and families to meet. Now the reckless and unthoughtful intentions of transport engineer is to remove the calming measure on 13th Ave and relocate it West allowing traffic in an area were 2 – 5year children play.

The Guidebook team has shown an intention to help protect our communities with the Heritage conditions but until the Governance mechanisms are in place and the NHCP amends the plan to protect the Crescent Heights and our other great communities I ask Counsel to send both efforts back to administration o include the amendments and return in the fall for a final Counsel vote.

Sincerely,
Tim Holz
Crescent Heights Community

PS I have included the previous letters provided to PUD outlining in detail the MDP's ignored and our communities' concerns that have gone unaddressed. Thank you for your time.

Timothy Holz
1428 1a Street NW Calgary
Crescent Heights Community

January 26, 2021

Standing Policy Committee on Planning and Urban Development (PUD)
Reference Item # PUD 2021-0030/2021-0015

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

I am writing this letter to follow up my feedback and presentation given on February 29th, 2020 at PUD Committee session and to voice my concerns regarding the revised proposed North Hill Community Local Area Plan and The Guidebook for Great Communities. I would like to start off acknowledging the efforts required in gathering input from communities and the drafting of the NHCLAP. I have a firm belief that we are in a time where full awareness, due diligence, full transparency of process and accountability to establish trust and a collaborative working relationship to establish the best Go Forward sustainable plan for our community and city's future.

The Crescent Heights Community Character, Living Historical Reference and Urban Green belt area of Calgary that is known for the large old trees, representation of diversity and balanced mix of existing affordable housing that welcomes all is a community that needs to be protected with an understanding for a need to accommodate more Calgary citizens.

The community acknowledges the need to move forward with planning additional density in a Smart and Transparent approach with active governance and clear lines of accountability.

After dedicating time to review the revised proposed NHCAP and the Guidebook for great Communities myself and my Neighbors do not support the plans based on the following feedback and concerns:

1. The North Hill Community Local Area Plan was predicated on the go ahead of the LRT Green Line which now is currently being shelved due to the Province withholding capital funding. The NHCLAP is now pre-mature and not warranted until there is certainty and construction are underway with the Green Line North of Downtown. With the removal of this strategic dependency the NHCLAP needs to be restarted at a later date.
2. A clear disappointment and frustration that the feedback and input presented on Feb 29th, 2020 along with Chairman Drew Ferrell support and commitment to take feedback highlighted and actioned regarding key areas of MDP not adhered too to revise plans accordingly. Revised plan has not taking into consideration any neglect of the urban planning team in following the holistic and integral MDP guidelines. This disregard for community citizens time and valued input is a clear indication the urban planning team has a separate agenda opposite of the community.
3. Furthermore, the ongoing disregard for the Urban Planning Governance and commitment to follow the outline MDP without due consideration of the holistic and integral components is the continued direction of the urban planning team within the city of Calgary. This approach begs the question of who is guiding the city employees if it is not the impacted communities.

The significant concern of the community is the city is introducing functional elements that eliminate oversight, accountability, and recourse to challenge development in our backyards under the Guidebook. In addition, the urban planning team assigned is disregarding other key infrastructure teams such as water services that will increase the costs by allowing developers to bypass critical assessments of sewer and drainage impacts by making core requirements optional with again no recourse to challenge. The city is opening the gates of our community to unchecked development and run by the nights developers to make quick cash.

In Conclusion – The community of Crescent Heights is open and welcome increased density but in a SMART way and with protection of all historical aspects such as century homes and a once in a lifetime tree canopy. Myself and my immediate neighbors do not approve moving ahead with the NHCLAP or Guidebook as it has been presented in the last revisions and recommend the whole effort be shelved until a future date. The Crescent Heights Community would also like to withdrawal from any further planning until the city is open, transparent and adheres to the MDP guidelines in a holistic and integral manner taking into all aspects of what makes out community great and vibrant

Sincerely

Timothy Holz and Neighbors on 1a St NW

February 29th, 2019 Presentation



North Hills
Community Letter to F

February 29, 2020

The City of Calgary

Standing Policy Committee on Planning and Urban
Development (PUD) reference # PUD2020-0164

RE: Proposed North Hill Communities Local Area Plan

I am writing to voice my concerns regarding the proposed plan. As an advocate of making Calgary a great city, I participated in the engagement opportunities with The City regarding North Hill Communities local area plan with a specific interest in the Crescent Heights area. I am disheartened to see what has been agreed upon at the sessions changed that I participated in and my concerns have not been addressed by the plan. While believe that the plan is premature pending the resolution of the GreenLine, the focus of this letter is on the potential loss of character, lifestyle and sense of place in the historic areas of Crescent Heights.

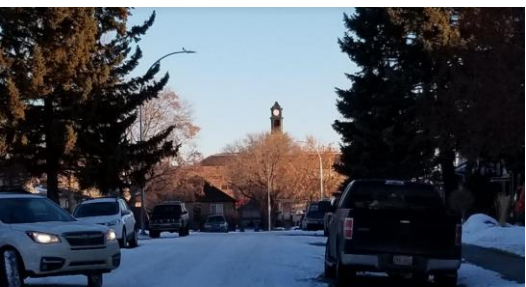
More specifically, I respectfully request that consideration be given to two areas:

1. Protect the historical view corridor to Balmoral School clock tower.

This tower is a significant landmark and has functioned to help create sense of place and wayfinding for over a hundred years (built in 1913). In particular, the view along 1A Street NW should be protected. Highlights from the MDP that support the protection of important sightlines include:

- The whole of section 2.3.3 Heritage and Public Art, for example: (b) *"Ensure that the protection and enhancement of historic assets...and form part of the wider design and urban development agenda."*
- The whole of Section 2.4 Urban design, for example: (a) *"locate and design significant sites and public buildings to promote their civic importance..."* Retaining the view to the school enhances its importance in the community; and (c) *"Identify, preserve and enhance scenic routes and principal views of important natural or constructed features"*

In addition, the Guidebook identifies under 2.29 that Local Area Plan content **should include identification of special view corridors in Chapter 1 and identify "existing or new landmark sites or gateway sites and key view corridors" 2.29(f).** Further it states that Chapter 2 section 2.5(a)(ix) that **developments should respect view corridors in local area plans.** Recognition of this important view line within the Local Area Plan is needed.

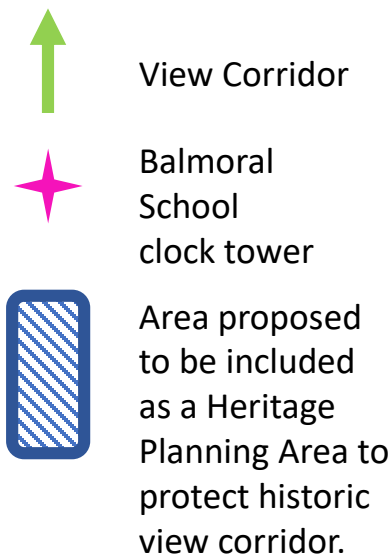


View looking north on 1A Street to Balmoral School. The current plan does not acknowledge this view corridor and identifies it for buildings up to 12 stories on 16th Avenue and 6 stories on 15th Avenue. If built to this height, it would effectively block this historical view corridor; reduce the prominence of this civic building; hide its cultural and historical significance; and lose its function as a means to support wayfinding and creating sense of place.



To address this concern, I respectfully request amendments to the plan in Chapters 1 and 2 to protect the view corridor down 1A ST W to Balmoral School. In addition, City Council may wish to have additional view corridors to the tower recognized such as views from key intersections along 16th Avenue such as those from 8th Street and 4th Street.

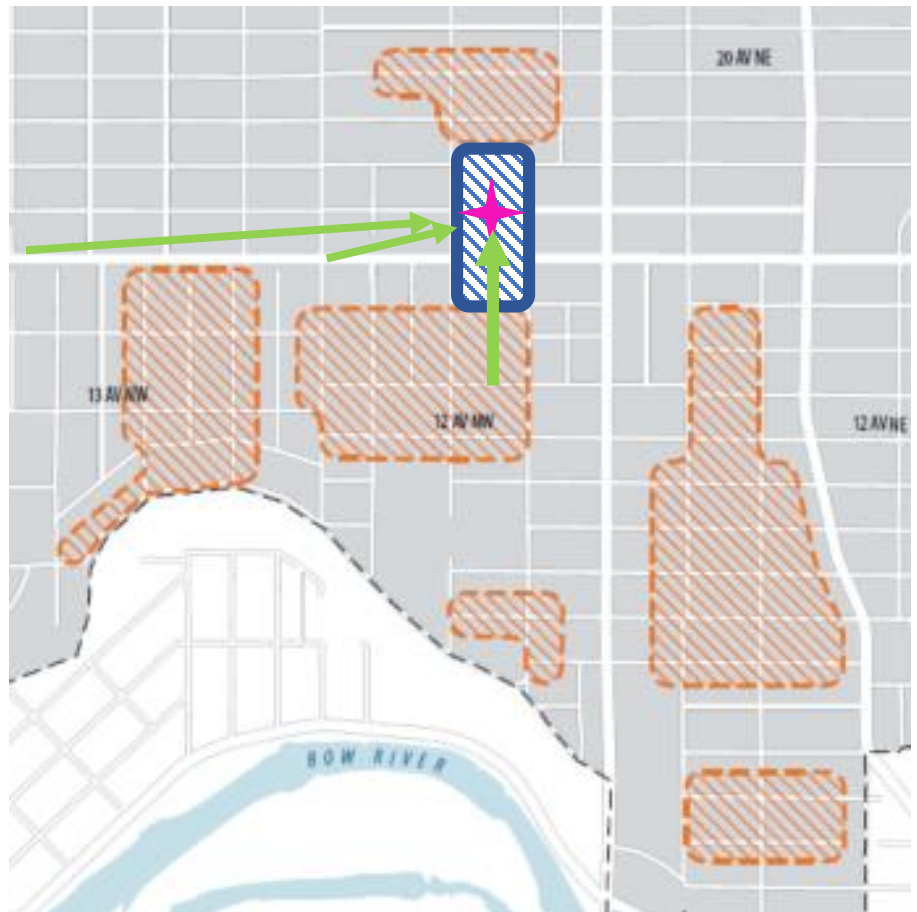
In addition, I request an amendment to the Heritage map in Appendix C of the plan to help ensure that views to this historic landmark are considered in future planning decisions.



Excerpt from:
MAP C:
Heritage
Planning Areas

Legend

- Heritage Planning Areas
- Plan Area Boundary



2. Maintain lower building height where required to encourage heritage preservation and respect building scale and privacy of adjacent properties.

There are a number of MDP policies that supports this. Examples include:

- Section 2.2.1 (b) (i) *“maintaining compatibility, avoiding dramatic contrast in height and scale with low density residential area through limits on allowable heights and bulk of new development”*; (ii) *“creating transition in development intensity...”* and (iv) *“massing new development in a way that responds to existing scale”*.
- Section 2.2.4 (b) (v) *“distinctive, attractive neighbourhoods that feature architectural and natural elements that contribute to local identity and strong sense of place”*
- Section 2.3.2 (a) *“Respect the existing character of low-density residential areas, while still allowing for innovative and creative designs that foster distinctiveness”* (b) *Ensure an appropriate transition of development intensity, uses and built form between low-density residential areas and more intensive multi-residential or commercial areas;* (c) *Ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern.*

The Map 4 of the plan currently proposes an increased building scale along the west side of 1 Street NW between 14 and 15 Avenues and the both sides of 15th Avenue NW between 1st and 2nd Streets. There 3 main concerns with this proposal.

First there currently exists a number of character homes located in these areas and identifying these areas for higher building heights decreases the likelihood that these houses will be preserved. It is worthy to note that many of these houses are well maintained and will be present for the foreseeable future. In fact, a character home on 15th Avenue is currently being renovated.

Second, if redevelopment occurs adjacent to these buildings, they should **maintain a similar building scale to help promote the prominence of these historic assets.**

The third concern is that **these parcels back onto single family back and side yards. Without even a lane to help create separation, the overlooking from higher elevations will create sightlines into many private spaces and would materially interfere and affect the use and enjoyment of these properties.** In addition, the building massing of 6-storeys immediately adjacent to character homes such as the recently renovated c.1913 home shown in the picture to the left does not respect the existing neighbourhood character.



View looking northwest at the corner of on 1 Street and 14th Avenue NW. Two significant, well maintained century homes. The Plan currently proposes 6-storeys at this location. Having increased building height at this location will discourage the retention of these historic homes. This corner is particularly historically significant as the Wild Rose Church, which is also historically significant sits immediately across 14th Avenue (to left of picture).



1428 1A ST NW, renovated c.1913 2-story home, immediately adjacent to proposal for 6-storeys

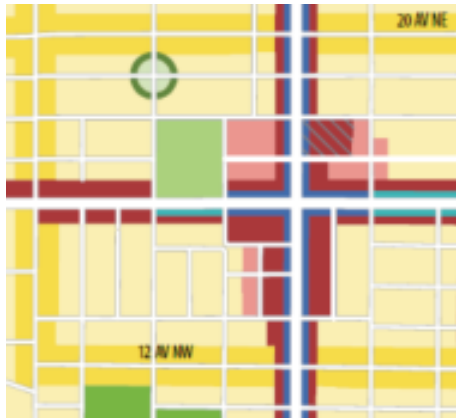


Heritage tree located on 15th Ave. in front of two character homes. Increased building scale at this location will put development pressure on these community assets.

MAP 3: Urban Form

Legend

- Neighbourhood Housing Local
- Neighbourhood Housing Minor
- Neighbourhood Housing Major
- Neighbourhood Commercial Minor
- Neighbourhood Commercial Major



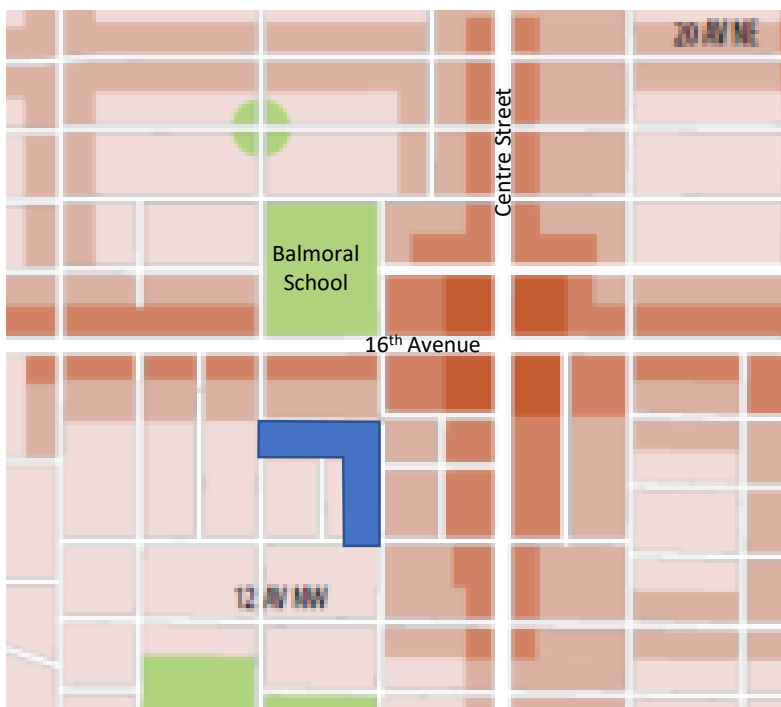
Increasing building heights along the north side of 15th Avenue should respect existing homes (many are single story post war homes) and the neighbourhood local urban form as shown in map 3 by having individual entrances to ground orientated units facing 15th Avenue.

The change to the plan that I respectfully request is to amend Map 4: Building Scale to change the areas shown in blue on the bottom of this page from Low (up to 6 Storeys) to Limited (up to 3 Storeys).

In sum, the changes I am proposing are to achieve 2 outcomes. The first is to protect the historical view corridor along 1A Street to help maintain community character, create a sense of place and promote pedestrian wayfinding. The second desired outcome is to promote the retention and prominence of historic homes and respect the existing urban form.

Sincerely,

Tim Holz



Proposed amendment to Map 4

Request blue section to be classified as Limited (up to 3 Storeys)

MAP 4: Building Scale

Legend

- No Scale Modifier
- Limited (up to 3 Storeys)
- Low (up to 6 Storeys)
- Mid (up to 12 Storeys)
- High (up to 26 Storeys)
- Parks and Open Space
- Plan Area Boundary

15 March 2021

City Council Public Hearing 22 March 2021

Re: Bylaw 18P2020 North Hill Communities Local Area Plan (NHCLAP)

I am a resident of Crescent Heights. I am opposed to passing the NHCLAP at this time because it is too incomplete. I support the position presented by the Crescent Heights Community Association.

According to the "Guidebook for Great Communities" page 113 and Appendix 1, page 124-129, which lists what a local area plan "should" contain, two major components very significant to Crescent Heights are missing: Section 2.12 Heritage Guideline Areas and Sections 2.5 to 2.8 which relate to transportation and mobility. I am only addressing residential concerns as others are discussing transportation and mobility.

Background: Crescent Heights is over 100 years old. Today's post 1950s communities are where we were 40 years ago. Between 1968 and 1997, the population Crescent Heights declined from about 5300 to 4600 even though over 900 apartment units were built. When I moved here in 1975, the zoning was RM-4, the area was run down and most of the single detached homes were rented and in very poor condition. Nobody wanted to invest in a home when an apartment building may be built next to them. This changed after the zoning was changed to R-2 in 1979. People started buying homes and fixing them up which continued after the Crescent Heights Area Redevelopment Plan (ARP) was passed in 1997. Developing that ARP involved many volunteers who helped the City to assess every lot for suitable development options. When it was passed, we knew what we were getting and until the past few years, it has worked well for us. Integrating different building forms into the streetscapes of inner city communities needs careful consideration. One size does not fit all.

According to the 2019 civil census, 57% of the homes in Crescent Heights are classified as apartments (APT). 29% of the homes in Crescent Heights are classified as single family (SF). Include duplexes (DUP) and the number rises only to 32%. This is much different from the statistics in the other communities in this local area plan so conserving the remaining single detached housing stock is critical. Refer to Attachment 1.

Much of the remaining SF housing stock in Crescent Heights is in the heritage planning areas. While I have been told that the heritage planners are now involved in development permit applications, they can only advise as there are no land use bylaws to support heritage assets.

In the "Guidebook for Great Communities", there are several elements in section 4.2 Heritage Guidelines that are missing in the NHCLAP:

Note: Sections in italics are direct quotes. Bold emphasis has been added to the word "should" which is defined on page 67 of the NHCLAP. This definition is widely used and accepted in City planning documents.

*4.2 (a)" A local area plan **should** create heritage design guidelines for each specific heritage guideline area."*

While the heritage planning areas have been identified and named in accordance with Section 4.1, work on these guidelines has just begun and I have been told it will take 4 to 6 months to complete.

*4.2 (c) "New buildings that contain dwelling unit or backyard suite uses **should** be made discretionary within a land use district in heritage guideline areas."*

There are no bylaws to support this statement.

4.2 (d) "Heritage design guidelines may identify character-defining elements that new developments should include, such as the following:

- i. roof pitch or style;*
- ii. front-yard setbacks;*
- iii. window and/or door pattern;*
- iv. front façade projections;*
- v. site access or design; and,*
- vi. general massing considerations."*

Large portions of Crescent Heights have been identified as heritage planning areas (pg. 49, Map 5: Beaumont/Regal Terrace, Crescent Heights and Mount Pleasant). There is nothing in the NHCLAP that defines any of the characteristics of the pre – 1945 development for any of the heritage areas identified. As the current land use bylaws contain nothing related to heritage conservation or heritage design guidelines, there is nothing that requires the Development Authority to take heritage into consideration. There is absolutely nothing in the current NHCLAP except the two policies on page 48. Although this work has stated, there is no commitment to a date for completion. As heritage conservation is very high on residents' concerns, these guidelines need to be developed before the NHCLAP is passed.

4.2 (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.*

NHCLAP Policy 1 on p. 48 states:

*"Land use redesignations for higher density development are **discouraged** until heritage policy tools have been explored in the Plan area."* (Italics and emphasis added)

As section 4.2(e)(i) in the Guidebook states that land use designation is not to be part of the heritage design guidelines, this must be addressed in the land use bylaws. The current land use bylaws contain nothing related to heritage conservation and are not sufficient to guide the Development Authority until new Land Use bylaws are passed. As of this date, there is no clear end date and this leaves all heritage planning areas in a very vulnerable position especially Crescent Heights. The Development Authority needs bylaws that provide clear direction on how to proceed and under what terms.

NHCLAP section 2.12 (p 48) states:

*"These guidelines will be informed by **the character-defining elements** of heritage assets in these areas with the **intent** of ensuring that new development fits into the **historic fabric and context**. In identifying these areas, the Plan recognizes that **further work** is required to both identify and draft the appropriate guidelines."* (Italics and emphasis added)

Blanket statements like “further work is required” (p. 48) and “developing heritage policies and/or guidelines [pg. 69, 4.3.2 (a)] are not enforceable. The NHCLAP needs to comply with the statements outlined in the Guidebook Section 4.2 before it is passed. These need to be part of NHCLAP Section 2.12, not an appendix. Land use bylaws to support heritage policies and guidelines need to be passed at the same time as the NHCLAP even if the total review of the residential land use bylaws is not complete. The current ARP contains an extensive list of pre-1945 characteristics (Blue Pages Section 3.7.6) which the NHCLAP does not.

This is the first local area plan to be passed, and since it is the prototype for future local area plans, it is very important to have a bylaw that will clearly guide developers, builders, residents and the Development Authority. Passing a bylaw as incomplete as this one sets a dangerous precedent. What community will support future local area plans when they see how incomplete this one is?

I am also concerned that insufficient public engagement has occurred since the COVID shutdown. It has taken City Administration almost a year to learn how to engage virtually. Most communication has been through email and social media. Most people only follow one or two platforms. Many people do not have access to a computer or a cell phone and rely on libraries for these services. The libraries have been closed for much of the past year. Communications regarding information sessions have been very short, often days before the event. Review times for community groups are often initially two weeks or less not allowing enough time for communication with residents. It is only very recently that the City has been using mail outs to inform residents. This lack of communication was evident at the PUD meeting on Feb 3 when many residents said that they had just recently heard of the NHCLAP.

For the councillors who have already voted in favour of Guidebook and the NHCLAP at PUD on 3 Feb 2021, this is an opportunity for you to reconsider your vote and do what should have been done at PUD: Postpone passing the NHCLAP until work is more complete.

Please allow 4 to 6 months for City Administration to complete the work on the heritage planning areas and transportation and mobility studies in the NHCLAP before passing this bylaw. With a date in late August or early September, I believe this can be done before the civic election in election in October.

Regards,

Isabelle Jankovic

Resident, Crescent Heights

Attachments: ATT 1 –Population and Consolidated Housing Type

Cc: Dennis Marr and Simonetta Acteson, Crescent Heights Community Association

Druh Farrell, Ward 7 Councillor

Extract from 2019 Census: Population and Number of Dwellings by Select Structure Type

	Ward	Total Dwellings	APT Population	APT Dwellings	CNV Population	CNV Dwellings	DUP Population	DUP Dwellings	SF Population	SF Dwellings	TWN Population	TWN Dwellings	SF +DUP
CAPITOL HILL	7	2418	707	534	547	362	1,433	588	1,819	878	103	56	
Percentage of dwellings				22.1%		15.0%		24.3%		36.3%		2.3%	60.6%
CRESCENT HEIGHTS	7	3846	3,118	2,208	167	149	213	103	2,415	1,119	495	267	
Percentage of dwellings				57.4%		3.9%		2.7%		29.1%		6.9%	31.8%
GREENVIEW	4	1123	696	512	47	63	49	30	460	209	654	309	
Percentage of dwellings				45.6%		5.6%		2.7%		18.6%		27.5%	21.3%
HIGHLAND PARK	4	2229	656	520	484	460	887	402	1,697	823	46	24	
Percentage of dwellings				23.3%		20.6%		18.0%		36.9%		1.1%	55.0%
MOUNT PLEASANT	7	2804	346	211	416	315	1,813	739	3,119	1,425	160	114	
Percentage of dwellings				7.5%		11.2%		26.4%		50.8%		4.1%	77.2%
RENFREW	9	3465	1,314	898	379	354	658	286	3,248	1,436	952	491	
Percentage of dwellings				25.9%		10.2%		8.3%		41.4%		14.2%	49.7%
ROSEDALE	7	624	47	36	13	12			1,492	572	8	4	
Percentage of dwellings				5.8%		1.9%		0.0%		91.7%		0.6%	91.7%
TUXEDO PARK	7	2736	848	640	374	298	1,286	501	2,205	1,033	520	264	
Percentage of dwellings				23.4%		10.9%		18.3%		37.8%		9.6%	56.1%
WINSTON HEIGHTS/MOUNTVIEW	4,7	1792	141	127	278	249	853	383	1,847	831	421	202	
Percentage of dwellings				7.1%		13.9%		21.4%		46.4%		11.3%	67.7%

APT- Apartment
NUR-Nursing home, Care Centres
2019 Civic Census Results 122

COM-Communal Housing
OTH-Other

DUP-Duplex
RCS-Residence in Commercial Structure

HTL-Hotels,Motels,Transient Residence

INS-Institution
SF-Single Family

MF-Manufactured/Mobile Home
TWN-Town house

MUP-Multiplex

March 15, 2021

City of Calgary
PO BOX 2100, STN M
Calgary, Alberta T2P 2M5

Re: **Guidebook for Great Communities – Suggested Amendment**

On behalf of the Development and Planning Committee of the Cliff Bungalow-Mission Community Association, we would like to submit the following comments.

We understand and appreciate the value of a document outlining guiding principles for the growth and evolution of our communities - and from a broad perspective, The Guidebook for Great Communities ("The Guidebook") is both holistic and congruent with respect to its approach. We appreciate the rationale for The Guidebook to act as a bridge between the vision set forth within the Municipal Development Plan (MDP) and the articulated impact on neighborhoods to be defined within the Local Area Plans (LAP). Finally, we also appreciate that the Local Area Plans (LAPs) process allows Calgarians to provide greater input into the specific approach taken within their communities.

That said, we have serious concerns with regards to Section 2.8 of The Guidebook - Neighborhood Local Policies. We believe that the blanket approach of defining entire neighborhoods within the inner-city as either "Zones A" or "Zone B", while concurrently prescribing extremely specific policies to apply within each of these zones is a significant policy mistake. This policy mistake will lead to three significant unintended consequences, as outlined below.

1. Reduced scope for collaboration with those who have the most "skin in the game".

Pre-emptively applying Zone A or Zone B to all neighborhoods constructed prior to 1970 will reduce the opportunity to collaborate with residents as to how to best approach densification within their neighborhoods.

The Guidebook and Local Area Plans may irrevocably change the character of many neighborhoods. The City has obligation – not just to current residents, but to future generations of Calgarians – to implement densification in a way that allows neighborhoods to thrive long-term. This requires collaboration with the residents who best understand the strengths, weaknesses and microstructure of these neighborhoods.

Residents – by virtue of having lived within their neighborhoods (often for multiple decades) and having “skin in the game” through home ownership and emotional attachment – have the ability to offer valuable insight into the process of selecting locations within their neighborhood that would most benefit from densification. Engaged residents are proud Calgarians and proud members of their community. The City should fully engage these residents with the goal of achieving better outcomes; however, this is not possible given the policies outlined within Section 2.8 of the Guidebook.

2. A more meticulous approach to densification within neighborhoods will lead to superior outcomes – both for neighborhoods individually and for the city as a whole.

Not all streets within a neighborhood are made equal. Some streets within each neighborhood are more desirable than others, often because of their proximity to a high street, quiet park, well known schools, or other features. The most desirable neighborhoods within the inner-city often see continuous organic renewal. Meanwhile, other streets within each neighborhood that are viewed as less desirable, would most benefit from the “leg up” of higher intensity housing. This is primarily because “upzoning” makes the land more valuable, while concurrently making the built forms more affordable (by dividing up the land over more dwellings).

Instead of indiscriminately prescribing higher density across many neighborhoods near simultaneously, higher densities should be targeted into streets within each neighborhood that would most benefit from upzoning. This “surgical” approach would:

- A. Direct redevelopment to the streets and neighborhoods that would most benefit from densification and renewal.
- B. Lead to a more balanced pace of redevelopment across neighborhoods rather than simply concentrating redevelopment in the most desirous neighborhoods

3. Section 2.8 will lead to animosity between citizens, developers and City of Calgary.

Unless Community Associations have been properly consulted through a genuinely collaborative Local Area Plan process, it is naïve to believe that residents won’t fight tooth-and-nail to oppose “insensitive” developments within their neighborhood. Likewise, it’s naïve to believe developers won’t put forth proposals for “insensitive” developments if the proposals conform with the policies outlined in Section 2.8.

The City has noted that the most controversial proposals would often require a Land Use Change, so would end up going to council. The logical outcome is that each and every application of this sort will either lead to angry residents who don’t feel they were fairly consulted or an angry developer who has wasted time and money into a regulatory process that isn’t fair. *In short, Section 2.8 is simply inviting trouble by being too prescriptive for a “guiding document”.*

Proposed Outline for Amendment

Given the above discussion, we come to the conclusion that implementing Section 2.8 of the Guidebook - as currently devised - would be a significant mistake.

We believe this mistake should be corrected by modifying “Map 1: Zones for Limited Scale Residential Intensity” in Section 2.8 (page 47 of the Guidebook) so that all “Zone A” and all “Zone B” neighborhoods are instead referred to as “Zone A/B”, with “specific streets within each neighborhood to be designated Zone A and/or Zone B as per the Local Area Plans.”

This way – after fair and full collaboration with neighborhood associations – each Local Area Plan could outline pockets of Zone A and Zone B that are tailored to the specifics of each neighborhood. This change in approach would achieve the following:

1. **Increased collaboration with those who have the most “skin in the game”.** Allows more decisions to be made through the Local Area Plan process, which allows for better collaboration with the residents who know their neighborhoods best.
2. **A more “surgical” approach to densification.** This “surgical” approach would have two important benefits. First, it directs redevelopment to the streets and neighborhoods that would most benefit from densification and renewal. In other words, a more surgical approach could pave the way for less desirable areas within and across neighborhoods to rise up. Second, it leads to a more balanced pace of redevelopment across neighborhoods rather than simply concentrating redevelopment in areas that are already desirable.
3. **Increased transparency and harmony.** A more meticulous approach to densification will provide developers with more certainty and transparency by providing a clear outline of where higher intensity housing will be accepted within each neighborhood. Meanwhile, residents will also have more fully collaborated through the process. Together, this will result in fewer contentious Land Use Redesignations, which will allow for a more harmonious long-term relationship between The City, Developers and residents.

Zaakir Karim

Director, Planning and Development Committee
Cliff Bungalow-Mission Community Association
cbmca.development@gmail.com

March 15, 2021

Re: Opposition to The Guidebook for Great Communities

Dear Mayor Nenshi and City Councillors,

I do not own a heritage house. However, I am a lover of Calgary's built heritage communities. I love to walk through communities such as Sunnyside, Inglewood, Elbow Park, Bankview, to name a few. Why? Because I:

- Like the look and feel of neighbourhoods with heritage homes
- Like the canopy of mature trees and the sense of space
- Like the interesting diverse, historical architecture,
- Like the character that has evolved over decades and is difficult to find in newer communities.

I would like to:

- submit the following comments regarding the Guidebook for Great Communities.
- express my opposition to the Guidebook for Great Communities as written.

I am deeply concerned the policies in the current version of the Guidebook are going to have negative impact on city communities that have built heritage.

There is a lack of:

- a housing category to preserve neighbourhoods of single-detached family homes
- more protection for heritage homes, character defining streets and mature trees
- criteria to maintain current lot coverage, lot width, height and setback requirements.

I believe that all of Calgary's built belong to all Calgarians. These buildings are part of Calgary's history. We are all responsible for ensuring there is heritage homes and buildings for the next generation.

Thank you for your consideration of my suggestions.

Sincerely,

Lindae Stokes



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating 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 (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- ✓ 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)	Kerstin
Last name (required)	Plaxton
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	Guidebook
Date of meeting	Mar 22, 2021

To whom it may concern.

I would like to state my opposition to the Guidebook in its current form. It had many good ideas to shape our city but just as many flaws that need to be addressed before it is passed as a planning tool.

Citizen engagement had been lacking considerable for a document 5 years in the making. Administration needs to make sure that ALL Calgarians have the information and tools needed to make an informed decision in regards to the Guidebook. Many Calgarians do not know it exists and thus are unable to participate.

Density does not equal affordability. Rowhouses in our neighbourhood sell for up to \$600 000, rent is high. No measures are put in place to ensure affordability as promoted by administration.

Developers have a business to run and their margin is to make profit. Why are their needs to sustain their profit margin more important than my needs as a resident of 29 years? Many seniors in my neighborhood are scared and feel pushed and pressured to sell before they are ready to leave the community they helped build. Communication from our Councillor had been dismal and unsatisfactory.

In order to plan for an inclusive city we, the citizens need to be included. It is terrible

ISC:

1/2

Unrestricted

Mar 15, 2021

509

11:56:35 AM



Public Submission

City Clerk's Office

practice to belittle those of us who have concerns and paint us as rich elitists who abhor change of any kind and prevent various demographics from moving into our neighborhoods. I am condemning such uncalled slander deeply.

The Guidebook needs work, please make use of the vast pool of engaged citizens to make sure we all get to work in bringing this city we all love and call home forward.

Regards,
Kerstin Plaxton

From: [Kristen Clarke](#)
To: [Public Submissions](#)
Subject: [EXT] The Guidebook for Great Communities - Residential Policies - March 22 Meeting
Date: Monday, March 15, 2021 9:18:34 AM

Dear City Council,

I appreciate good design and what it means for my neighbourhood. That is why we purchased a 91 year old home in Scarboro and paid a premium to buy an old home in an old neighborhood, to refurbish and contribute to the legacy of Calgary. The effective coordination of land use planning, architecture, landscaping, and transportation are just some of the elements that enhance what I love about my neighbourhood. This is particularly so, for Scarboro, which was designed by the Olmsted firm and this thoughtful design is a significant reason why Scarboro is a desirable neighborhood. I worry that the Guidebook's lack of policies for residential design will result in new buildings that do not integrate well with existing development and will substantially impact our home's value.

On 22 March 2021, at a Combined Meeting of Council, you will be asked to consider whether The Guidebook for Great Communities and The North Hills Communities Local Area Plan are ready to be made statutory. Currently, the North Hills Plan, the pilot multi-community plan using the Guidebook has NO policies to guide the design of residential infill development. The existing policies in the Area Redevelopment Plans for Winston Heights and Crescent Heights will be rescinded once this plan is approved. Please support a motion to make the following amendments **in bold**:

(1) The Guidebook for Great Communities – Chapter 1 Additions (page 24) Local area plans should be informed by community characteristics and attributes, including, but not limited to:
i. neighbourhood structure; **ii. patterns of streetscape**

Patterns of streetscape can be addressed by including elements such as: setbacks of buildings; placement of garages; landscaping and/or mature trees; roof pitch; materials; porches and gables sidewalk width, etc.

(2) Before approving the North Hills Local Area Plan, additions must be made in accordance with Chapter 1 of The Guidebook - "Individual community characteristics and attributes":

- **Community demographics and trends; cultural and heritage assets; development constraints (infrastructure); parks and recreational facilities; including current capacity; significant view corridors.**
- **Patterns of streetscape; historic main streets; definition of discretionary guidelines for Layer 2 – Heritage Policies.**

Good design helps make Calgary a liveable place for Calgarians now and in the future. The Municipal Development Plan, section 2.3.2 supports respecting and enhancing neighbourhood character: "Attention must be paid to ensuring that appropriate local context is considered when planning for intensification and redevelopment."

The Guidebook and new multi-community plans should reflect what residents love about their communities. Please support the inclusion of policies to guide infill development in residential areas that consider patterns of streetscapes, architectural details, as well as natural features that

create a recognizable sense of place.

Sincerely, Kristen Clarke

-- Kristen Clarke

warner_kristen@hotmail.com

308 Superior Ave SW Calgary T2M4G6

From: [Kristen Clarke](#)
To: [Public Submissions](#)
Subject: [EXT] The Guidebook for Great Communities - Heritage Policies - March 22 Meeting
Date: Monday, March 15, 2021 9:30:19 AM

Dear City Council,

My vision for growth in Calgary is a variety of housing types in different locations of the city. Small-scale historic areas add to the vibrancy and liveability of a more compact City. That is why we purchased our home in Scarboro, to contribute to that legacy.

The size and massing of a building that is substantially larger than smaller homes beside it creates issues of privacy, overlooking and loss of sunlight. Trees and landscaping have to be removed to accommodate the additional massing has negative impacts on the visual harmony of the streetscape. A solution for increasing population in historic areas is to add "hidden density" in the form of secondary suites, laneway housing, and dividing homes into apartments.

New heritage policies in The Guidebook for Great Communities ('The Guidebook') will be considered by Council on March 22nd 2021. We ask that you direct Administration to amend the following policies that appear in the Guidebook and the North Hill Communities local area plan:

- Limitations of lot coverage, height and setbacks (front and side) for heritage areas eligible for Layer 2 heritage conservation area policies;
- Heritage districting. Please modify the wording that allows higher density "near or adjacent to main streets," by adding "except if the main street is a heritage main street and/or where residential heritage area guidelines apply." This would protect the integrity of potential heritage districts that have both residential and commercial assets.

Furthermore:

- The program for direct control districts in heritage areas (rollout 2021-2023) should also be modified to include limits to lot coverage, height and setbacks (front and side).

Experience shows that upzoning land parcels with heritage assets leads to the "tear down" of heritage. The streetscape of a historic neighbourhood that combines infills covering 60% of the lot with historic properties that have 20%-30% lot coverage is not appropriate in older communities and will deter owners from designating their homes and will eventually decrease old home property values. We personally paid a premium to purchase an old home to renovate, compared to building new, which contributes to Calgary's history and is better for the environment. If you remove the motivation to continue to preserve these old properties, there is no way to go back. I don't look forward to living in a city that only values the here and now.

Thank you for considering my recommendations to modify the policies in the Guidebook and the North Hill plan to support the retention of heritage in our historic communities.

Sincerely, Kristen Clarke

-- Kristen Clarke

warner_kristen@hotmail.com
308 Superior Ave SW Calgary T2M4G6

From: [Louise Capper](#)
To: [Public Submissions](#)
Subject: [EXT] Fwd: Proposed Bylaw 17P2020
Date: Sunday, March 14, 2021 5:28:19 PM

Begin forwarded message:

From: Louise Capper <louise.capper@shaw.ca>
Subject: **Proposed Bylaw 17P2020**
Date: March 13, 2021 at 12:50:43 PM MST
To: Robyn.Jamieson@calgary.ca
Cc: Jeromy Farkas <ward11@calgary.ca>

March 13, 2021

Norman and Louise Capper
1203-73 Ave SW
Calgary T2V 0R9
(Kelvin Grove)

Subject: [Guidebook For Great Communities / Proposed Bylaw 17P2020](#)

Dear Members of Calgary City Council;

Please table Bylaw 17P2020 until after the Municipal election in October, so that voters can ask candidates where they stand on this document. Over 40 communities have formally requested that this proposed Bylaw be tabled.

Alternatively, please do not approve the Guidebook as a Statutory document. While the document contains many useful tools or suggestions for redevelopment of communities, it should be approved as information only, to be used as aspirational guidance, that can show residents one possibility for redevelopment. And please remove Table 1 on page 131 from the document, showing the addition of Semi-detached, Duplex, Rowhouse, and Cottage Housing Cluster to the Single Family Land Use Bylaw. This is presumptuous. Any land use change would require approval by City Council.

Signed,

Norman and Louise Capper

