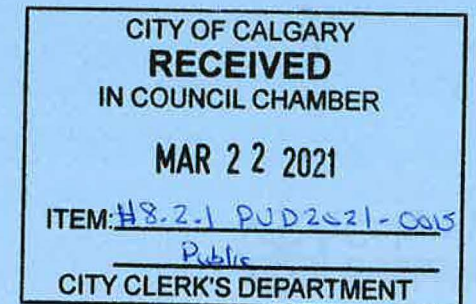


Public Comment on Guidebook to Great Communities

22 March 2021

Solar Access and Development Transitions



Guidebook to Great Communities: Solar Access

Recommendation:

- **Strengthen** the statements on shadowing impacts to provide certainty that issues will be addressed.
- **Establish** City requirements for compensation to adversely affected landowners;"

Guidebook to Great Communities: Solar Access

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- **Establish** City requirements for compensation to adversely affected landowners;"
- **Shadowing** is one of the main issues causing opposition to redevelopment.
- **Compensation:**
 - allows for more flexibility than simple "yes / no" rezoning decisions.
 - Incentive for better built forms that allow for continued solar access to neighbours
 - Developer pays

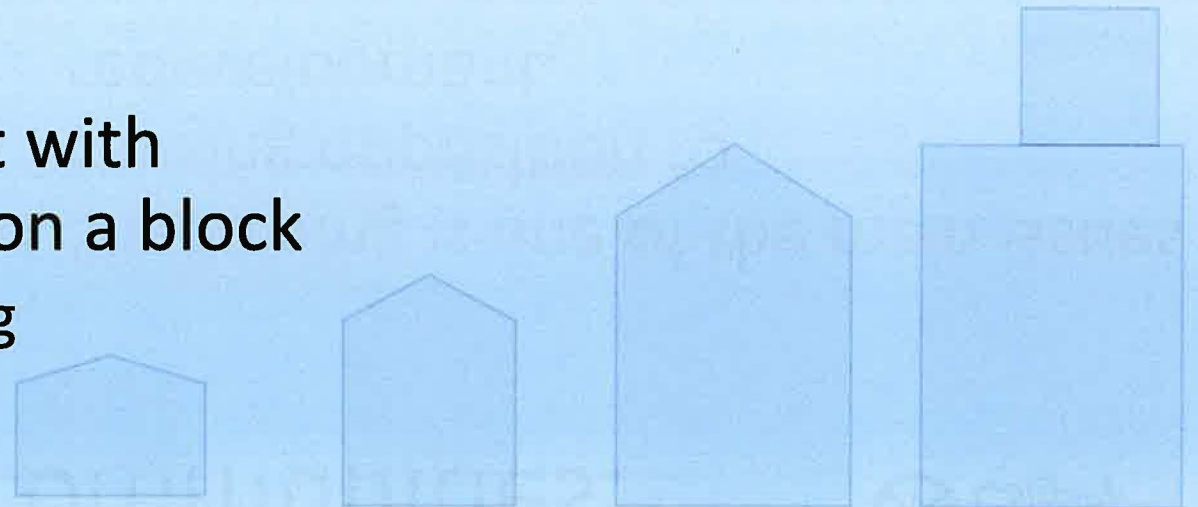
Guidebook to Great Communities: Orderly Transitions

Recommendation:

Development must **proceed in an orderly manner** compatible with the local built form context.

For Example

- Intensification transition should start with corner lots and work its way inward on a block
 - Would prevent Mid-block spot rezoning



Guidebook to Great Communities: Orderly Transitions

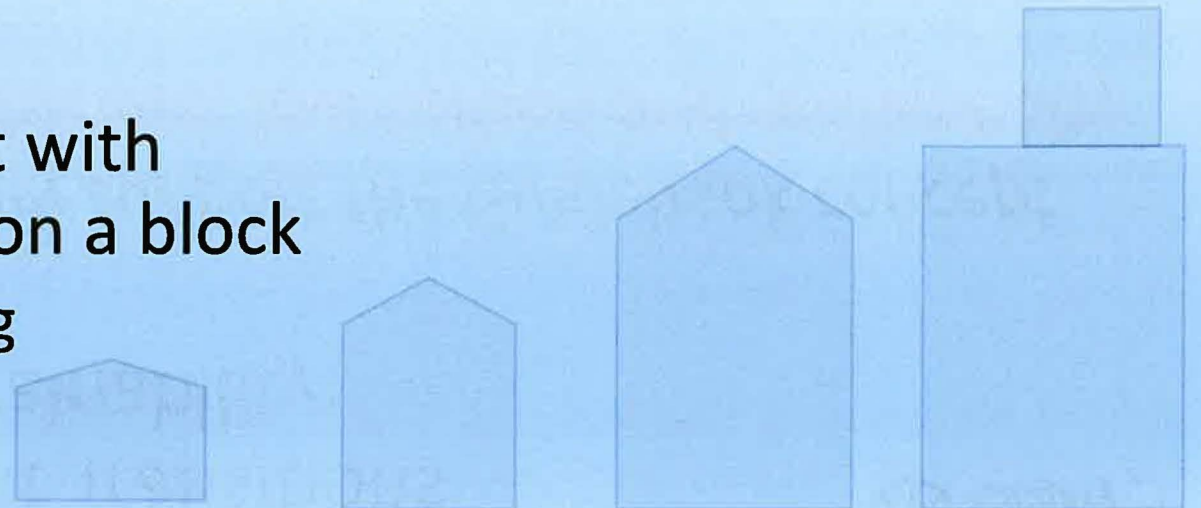
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- Possibility of ad hoc developments provides a major source of opposition to the *Guidebook*.



Solar Access and Development Transitions Relevance to Climate and Sustainability:

Climate Hub and Sustainability Calgary support the Guidebook concept

➤ **A key step towards a more energy efficient, low carbon and resilient city**

Solar Access

- Necessary for healthy, attractive living spaces, gardens and public spaces.
- Align with city sustainability goals
- Long term access to sunlight for solar power and passive solar buildings.

Orderly Transitions

- Help community cohesion and stability, whilst still enabling change
 - Improves **community acceptance** of Guidebook and its principles
- Helps people plan and invest for longer term
 - Good for GHG reduction and sustainability
- Higher density living
 - cost effective economic infrastructure