

Dear members of Council,

I was briefly introduced to the guidebook at an FCC meeting about 1.5 years ago just before the pandemic.

At that time, I had not really had a chance to review the document in detail, nor have I had an opportunity to do a deep dive into this particular document until just recently.

I would like to point out a few things that I think need to be corrected in the document even though some of you may consider these proposals inconsequential. I also believe that the Guidebook must be relevant, believable and something that creates a realistic expectation of goals that could be achieved within an individual's lifetime.

The cover page itself is controversial because it states Guidebook for Great Communities and Creating Great Communities for everyone, which is accompanied by a rendition of what presumably is meant to represent what that Community would look like. Well, I for one do not find this type of development as desirable or good let alone great. However, some people may find this type of development as great, but to suggest that this would be Great for everyone is misleading at best.

Similar language has been utilized throughout the document suggesting that all communities need to be transformed because it doesn't meet the needs of all the residents that move there.

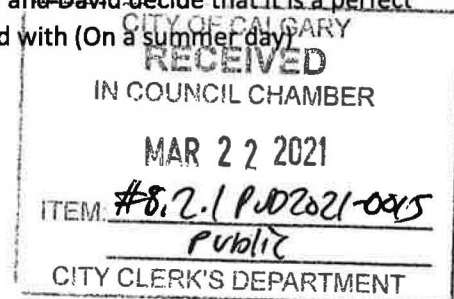
Many if not most residents move into a particular community because of the existing built form and would like to see the character of their community preserved for themselves and possibly for their children because of the positive experiences that they have had in that environment.

Now having said that, I believe, as a tool it could provide greater clarity and consistency in creating Local Area Plans as to what type of uses should be incorporated into the communities as they transition. In fact, I think that from this perspective the guidebook is not prescriptive enough in regards to the requirements of improving the public realm components. Language like "should" and "may" or density bonusing opportunities for contributing to some of these elements may be considered. The guidebook's objective is to increase intensity of use, therefore density bonusing should be the last resort in getting public realm improvements. I had the opportunity to walk through Tuxedo Park recently and couldn't help but wonder how it was that all this redevelopment had occurred without a requirement to at least replace or upgrade the sidewalk adjacent to those properties and requiring the developer to remove the old unused curb cuts and driveway accesses that had been eliminated.

At a very high level, my opinion of this document is that it appears to be designed to provide greater certainty for inner-city Developers and less certainty for the residents.

Here are some of the elements that I think need to be changed other than the Great Communities for Everyone statement.

Page 8. (VIII) Maria and David's journey sounds pleasant except that this could only occur during the summer months and, as Calgary has fewer summer days than winter days, the paragraph that starts with "With the sun shining through the living room window, Maria and David decide that it is a perfect day to head over to the Community Garden" this should be prefaced with (On a summer day)



Page 10. the statement in paragraph one says, "Perhaps your drop-in hockey league plays at the community rink a few blocks away, so you stop by on your way home." Number one, there is no such thing as drop-in hockey unless maybe if you are a City of Calgary employee and you have a locker room to store your equipment in. Anyway, this statement is so unrealistic not only in its applicability, but also in its practicality even if you are driving with your equipment in your vehicle. Some people who read this document might think that this guidebook would enable every community to have a local rink. Therefore this statement needs to be removed completely.

Page 12.

Under Principles and Goals opening paragraph it states, "Working toward these goals will improve life for everyone who lives here, now and in the future." How can you make a statement that is so definitive?

It should at best say, "Working towards these goals is intended to improve the lives for everyone who lives here," etc...

Same page, Identity and Place the statement here implies that a sense of place, identity and pride don't currently exist. Without trying to as council often says sausage make, this statement I think needs to be reworded.

Page 13. Too many things to mention on this page but to name a couple under Goals for Great Communities 1. Promote housing options that are varied, inclusive and affordable. Have you tried to purchase any of the infills that have been developed? They are inclusive and diverse, but they are anything but affordable, how do you mandate that? Recommendation 3, 4, 5 and 6 all have capital costs as well as operating costs. Will the increase in assessed value be able to pay for the capital improvements as well as the ongoing operating costs? How will this be addressed?

Page 14. Vision states how people will live and travel in the future. This should probably say may or might but not will. Again, as I stated before on more than one occasion the word "great" is ambiguous and should be replaced with "better."

Page 20. The last paragraph on this page states: "Our lives change and the neighborhoods where we live, work and play need to evolve and adapt with us. Not sure why the neighborhood needs to evolve to adapt to changes in my life, what about everyone else?"

Page 21. At the very bottom of the page it shows an infill and is accompanied with the statement that says: "We need to ensure a variety of housing options are available for people of all ages, incomes and lifestyles throughout all communities." The first thing that comes to my mind is how the example meets any of those parameters, all I see here are high density, modest density and row houses none of which are affordable. Not my choice for preferred housing options.

Page 22. The picture on this page does not align with figure 25 on page 78 or more importantly figure 25 does not represent the same level of housing diversity that figure 7 implies.

Page 25. Should has been used extensively on this page as well as throughout this document but has been further clarified in definitions as having the meaning of will unless it can be clearly demonstrated to the satisfaction of the City that the policy is not reasonable, practical or feasible in a specific

situation. Proposed alternatives must be to the satisfaction of the City with regards to design and performance standards and should support the general policy intent. (page 117)

If the intent is to be will or shall then the document should be clear about the statements and not leave policy decisions to be determined at the discretion of the City whoever that happens to be.

Also on this page section f. (i) A local area plan may include density bonusing policies for specific issues. This statement is too ambiguous and needs to provide greater clarity to be applied properly.

Section g. This section speaks to water and sanitary analyses, but no reference to overland drainage or electrical infrastructure capacity or analysis.

Section h. and Section i. These sections need to provide greater clarity in relation to capital costs as well as ongoing operating costs associated with the improvements identified through the development of the LAP.

Section k. For any planning applications that may result in amendments to a local area plan, applicants are strongly encouraged to conduct community outreach. Seriously strongly encouraged? This statement needs to be replaced with shall, will or must.

Page 27 figure 8 lists urban form categories as well as scale modifiers. Based on these drawings it is easy to understand why there are concerns from the Community Associations as to how these things will be applied and/or recommended based on these drawings. On the basis of the urban form map, it appears that there are several streets identified as Neighbourhood Connector as well as Neighborhood Flex. Based on these categories and the implications suggested by Figure 9 on page 28, it is unclear and undefined as to what is considered Neighborhood Connector and Neighborhood Flex. Also, in relation to these two urban forms there is no clear direction in the guidebook in relation to building heights. The drawings suggest that the heights could range anywhere from 6 to 12 stories. In a neighborhood context, some older suburban communities have many roads that could meet the definition of Neighborhood Collector, resulting in Community concerns about massing, density and contextual appropriateness.

Page 28. In the middle of the last paragraph it says, "redevelopment should consider existing context, parcel layout, building massing etc..." My concern with this statement is that in this instance because the guidebook as well as the MDP strongly encourages intensification that this should, will be considered as may while it would provide greater certainty for the Communities if it said shall.

Page 38. Section 2.6 sub section e (iii) currently says "consider shadowing impacts on neighbouring properties;" What is missing is consideration for massing and overlooking. Sensitive redevelopment that takes into consideration these 2 factors should be integral to all redevelopment applications.

Page 42. Section 2.7 Purpose (a.) The description in this section of what is considered to be Neighbourhood Connector is too vague and may result in inappropriate application of this criterion in some older neighbourhoods as these guidelines could be applied on too many streets.

Section 2.7 Site, Building and Landscape design (d) Non-residential development in Neighbourhood Connector should: (i) provide a built form, etc. and (ii) mitigate impacts, such as noise and vehicle circulation on adjacent residential uses. This word should be replaced with shall, to provide greater certainty for the Communities.

Page 44. Neighbourhood Local refers to Map 1 and also speaks to identifiers where additional policy direction is given to guide the range of appropriate low density housing forms. The last paragraph implies that Map 1's objective is to give additional direction to guide the range of appropriate low density housing forms as well as policies to be used to evaluate circumstances where intensification in an existing community would be challenging due to the existing context.

However when you go to Map 1, it is labelled as Zones for Limited Scale Residential Intensity. This is somewhat misleading because what draws peoples attention on this page is the colored portions of this Map which labels certain Communities as either Centre City, Zone A or Zone B. In order to apply the limitations as is suggested for Limited Scale Residential Intensity you have to go to Figure 8 on page 27, which paints a very different picture. Also included in the determination of Neighbourhood Local Limited Scale, clarification is further clarified in Appendix 2 but this only applies to streets that are adjacent to Neighbourhood Flex and Neighbourhood Connector. One of the concerns raised by the Community Associations is how this will be applied in older communities that were built in a grid pattern where the road geometries of almost all the residential streets could meet the criteria listed for Neighbourhood Connector, if not now than probably in the future as these communities evolve.

Page 47. Shows higher intensity development Zones that decrease as you move further away from the Centre City. This has not been uniformly applied, for example Southview and Albert Parks which are the next communities after Inglewood are labeled as Zone B while Forest Lawn and Forest Heights which are further out are labeled as Zone A

Page 48. Provides rationale in determining why certain Communities have been placed in particular Zones. Why then has Forest Heights been labeled as Zone A considering that it was built in the 1960s up to the 1980s not before 1945.

Also, why have Calgary Marlborough, Marlborough Park and Abbeydale been put into Zone B as these Communities were built in the 70s and 80s not before the 70s as is specified in the Policies for Zones A and B.

Page 49. Map 1, Zone B policies. The Mayland Industrial is included in this Zone, but no direction is provided on how this light industrial could transition to a mixed use type development that could create the opportunity for public realm improvements. Specifically increased intensity of use elevated street activity resulting in natural surveillance and the addition of pedestrian scale connections from the transit station to the community of Mayland Heights.

Throughout this document there is reference to Low intensity, low density residential forms, which include land uses that include a number of different intensities from lowest to Moderate to Higher Intensity. When you look at page 131 the Lowest Intensity lists the following designations R-C1L, R-C1, R-C1N that lists uses such as single Detached Dwelling, secondary suites and backyard suites as uses that fall within this category. In Moderate Intensity the land use designations that fall within this category are R-C1L, R-C1, R-C1N and R-C2 there are two additional land uses listed as falling within this category and they are Semi-Detached and Duplex. In Higher Intensity the land use designation that fall withing this category are R-C1L, R-C1, R-C1N, R-C2 and R-CG which lists all the housing forms listed in Moderate intensity as well as the addition of Rowhouse and Cottage Housing Cluster.

Will this Statutory Document be utilized to influence the upcoming amendments to the LUB to include these housing forms under those land uses as either permitted or discretionary uses?

I can't help but wonder about the financial benefit that this will have on the City's revenue. While I agree that properties that are subdivided will add a new property and associated tax revenue to the property tax roll.

One of the issues that Council really needs to clarify with the assessment department is what will happen in the case of a property redeveloping from a single family residential property under one title versus an R-CG property under one title that is retained as rental property. With the revenue neutral calculation requirement under the MGA will this result in an increased City Wide assessment value and therefore result in a lower Mill-rate rather than an addition to the tax roll?

The long and Short of it is that this is only my opinion and I believe that this Guidebook could greatly benefit from the engagement that will occur during the election campaign period. Therefore, in my opinion it might be beneficial to delay this approval until after the election to allow the general public that have a quality of life interest, and not a monetary interest to become informed in the ultimate decision on what this planning document should look like.

Regards, Andre Chabot