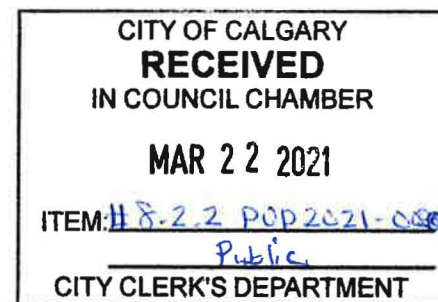
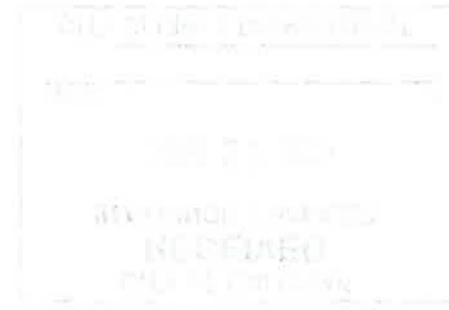


# North Hill Communities Local Area Plan

Unequal and Ineffectual



# Introduction



- Ian Lockerbie Renfrew resident for 21 years
- Own a house on a lot that could allow 6 story buildings
- Rosedale and Renfrew are both amazing inner-city communities
- My issue is with the plan and it's lack of consistency
- I am not wishing what's proposed for Renfrew on Rosedale, quite the opposite
- This plan amplifies disparities between communities and that's a problem
- Comparisons between communities are only intended to show the flaws in the plan
- The plan needs to be rethought because goals are not met

# Stated Goals Not Achieved

## Goals For Great Communities

1. Promote housing options that are varied, inclusive and affordable.
2. Provide opportunities to access goods, services and amenities close by.
3. Offer opportunities to gather and participate in civic, arts, cultural and entertainment activities, in both public and private spaces.
4. Provide varied and inclusive spaces and facilities for recreation, play and outdoor activities close by.
5. Provide spaces that foster a sense of place and are designed for everyone.
6. Ensure natural areas, biodiversity and ecological functions are protected, restored and enjoyed.
7. Enable and support prosperity through diverse economic opportunities at a variety of scales.
8. Support the use of existing streets, services and buildings to reduce the need for new infrastructure.

- **The very first goal from the Guidebook is not met**
- **Inclusivity is not achieved and greater disparity is created**



# Renfrew Inclusivity Today

- ▶ Renfrew appears pretty inclusive already!
- ▶ According to data from the City of Calgary Community Profiles:

Statistic	Renfrew	Rosedale	Note
% Renters	42	21	Calgary average = 29%
Residents/sq km <sup>1</sup>	3669	3230	Comparable density
Median Income 2015	\$93,884	\$162,540	Calgary average = \$97,329

<sup>1</sup> Population indicated in profiles, land area for residential estimated based on GIS data

# Why So Aggressive?



- ▶ Renfrew already has housing options that are varied, inclusive and affordable
- ▶ The red areas could permit 6 story buildings where 1-2 story houses now reside
- ▶ Why is Renfrew being allowed to be erased and rebuilt while Roseville is protected?
- ▶ This will undoubtedly **create more disparity** between communities!

# Flawed Plan



- ▶ The Guidebook goals are easily understood
- ▶ Somehow the North Hill Communities Local Area Plan missed the point
- ▶ This plan amplifies differences between communities
- ▶ Fails to meet the first stated goal!
- ▶ Will lead to greater inequity and it needs to be rethought



# One More Thing... Don't Vote Today

- ▶ Information from the City regarding the March 22<sup>nd</sup> date for the North Hill Communities Local Area Plan was misleading and may have impacted public participation. This is part of a pattern of poor communication.
- ▶ The City website stated:
  - ▶ The Guidebook and North Hill Communities Local Area Plan will be brought forward to the Combined Meeting of Council. This public hearing is another opportunity for citizens and Council to ask questions and provide comment. This meeting of Council will include a Council decision.
  - ▶ Okay... one decision so just the Guidebook right??
- ▶ Ward 9 Newsletter (March 15)
  - ▶ Coming up on March 22, Council will deliberate on the Guidebook for Great Communities for Everyone....
  - ▶ Renfrew and Fairview will be the first Ward 9 Communities to get forward-looking Local Area Plans.... Both are slated for Council before the summer break.
    - ▶ The above is technically true, but **IS COMPLETELY MISLEADING**
    - ▶ If Councilors don't know what's going on, how can the public?

# One More Thing... Don't Vote Today

Coming up on March 22, Council will deliberate on the [Guidebook for Great Communities for Everyone](#) - the document at the heart of transforming our planning system and beautifully setting us up to focus on building Calgary as a great city of Great Neighbourhoods. This work has been a long time coming - my entire three terms of service could be cast as the struggle to get things to this point and make good on this first essential step of the Great Neighbourhoods mission.

In conjunction with the Guidebook is a lineup of Local Area Plans that will apply the Guidebook tools to achieve a Great Neighbourhoods future for every community in Ward 9:

- Renfrew and Fairview will be the first Ward 9 Communities to get forward-looking Local Area Plans through the [North Hill](#) and [Heritage Communities](#) Plans, respectively. Both are slated for Council before the summer break.



# One More Thing... Don't Vote Today

## KEY DATES

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 March 22, 2021  
Public Hearing of Council

The Guidebook and North Hill Communities Local Area Plan will be brought forward to the Combined Meeting of Council. This public hearing is another opportunity for citizens and Council to ask questions and provide comment. This meeting of Council will include a Council decision.

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[See more](#)