



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)	Cindy
Last name (required)	Rogers
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Opposition to North Hill Communities Local Area Plan which allows for 6 sto
Date of meeting	Mar 22, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>North Hill Communities Local Area Plan which allows for 6 story buildings - strongly oppose to the many stories in my neighborh North Hill Communities Local Area Plan which allows for 6 story buildings in my neighborhood!</p> <p>Moved here for the quiet community, this will make the streets too busy. This will increase traffic, change the feel and depreciate value of current homes.</p>



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First name (required)	Henry
Last name (required)	Luong
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	NorthHill Communities Local Area Plan
Date of meeting	Mar 22, 2021

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

I strongly oppose the North Hill Communities Local Area Plan to allow for the development of "Low Scale" 6 story buildings on Neighbourhood Connector Streets because of the following reasons:

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

I would like residential Neighbourhood Connector Streets to be "Limited Scale" like the adjacent streets.
 Targeting residential Neighbourhood Connector Streets with 6 story buildings is unacceptable for our community.

Sincerely,



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A concerned voting Calgarian



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First name (required)	Megan
Last name (required)	Waldie
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	Opposition to Northhill Development Plan
Date of meeting	Mar 22, 2021

To ALL whom this may concern,

I STRONGLY oppose the North Hill Communities Local Area Plan to allow for the development of "Low Scale" 6 story buildings on Neighbourhood Connector Streets in Renfrew for many reasons, including, but not limited to, the following reasons:

1. Increased Shading of public parks and homes
2. Increased Noise
3. Parking Issues
4. Increased traffic
5. Decreased Community Feel and Change in Neighborhood Demographics
7. Property Depreciation
8. Lack of Consultation
9. Insufficient Mitigating Measures

I would like residential Neighbourhood Connector Streets to be "Limited Scale" like the adjacent streets.

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

PLEASE, I beg of you, drive through the neighbourhood and tell me that you think 6 story buildings would even REMOTELY fit.

ISC:

1/2

Unrestricted

Mar 1, 2021

5:22:34 PM



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This gorgeous inner city neighbourhood is so rare these days, and it would be a tragedy to see it change forever.

One of the streets purposed to have 6 stories overlooks 2 playgrounds, a school and an ice rink that would be COMPLETELY shaded out in fall/winter/spring by 6 story buildings.

I understand that densification is important for Calgary. However, unfairly targeting residential Neighbourhood Connector Streets with 6 story buildings is unacceptable.

Show me the demand for 6 story buildings in today's economy and Calgary's current growth to support such a change?? There is none.

Sincerely,

A concerned voting Calgarian



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First name (required)	Francis
Last name (required)	Ziegler
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	North Hill Communities LAP - Crescent Heights
Date of meeting	Mar 22, 2021

No 6 Story Buildings on 12 Ave.

I would like to point out some observations about 12 Ave. NE between Centre St. and Edmonton Trail. The 200 block of 12 Ave. NE consists of mostly one storey single homes but in the last couple of years a few three storey (10 m) semi detached homes were built. This area should not be rezoned to allow six storey buildings, as proposed because that would be inconsistent with the current established zoning and especially inconsistent with the residential areas located to the north and south. In essence, Planning is proposing to divide and disrupt a normal stable community by running a strip of high density apartments directly through the middle of a low density community. This is unacceptable because the planning is inconsistent and creates instability and dissatisfaction for the residents who prefer to live in an established community, some for generations.

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

Most of the 100 and 300 blocks along 12 Ave. NE have two and three storey row houses that were recently built because of the existing zoning adjacent to Center St. and Edmonton Trail. These structures will likely be there for the next 60+ years, so it seems pointless to now rezone these areas to allow six storey buildings. The proposed rezoning only adds to further inconsistency and dissatisfaction for the residents in the area.

In addition, six storey apartments in our Crescent Heights community do not attract

ISC:

1/2

Unrestricted

Mar 8, 2021

11:55:50 AM



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families with children. The City should be providing more residential zoning that attracts families to take advantage of the nearby schools and to maintain the character of the community. Frequent rezoning of a stable community is not desirable because it does not maintain the original character and future stability of the area.

Thank you for your attention and consideration.

Francis Ziegler
216 13 Ave NE, Calgary



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First name (required)	David
Last name (required)	Barrett
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	North Hill Communities Local Growth Plan
Date of meeting	Mar 22, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>On behalf of the Renfrew Community Association, I am please to include the attached letter providing our feedback on the North Hill Communities Local Growth Plan, for review by council.</p> <p>We would like to thank the City administration for their tireless efforts on this project, particularly through challenging and unprecedented times.</p>



Renfrew Community Association
811 Radford Road NE
Calgary AB T2E 0R7

March 8th, 2021

Attention: Calgary City Council

Re: North Hill Communities Local Area Plan community association feedback

Forty years have passed since the last city-led planning exercises to include all of Renfrew, the North Bow Design Brief (1977) and the North Bow Special Study (1979). Consequently, the Renfrew Community Association's Planning Committee is pleased that the City has worked on the North Hill Local Area Plan.

For a decade, Calgary has had a Municipal Development Plan (MDP) that envisions half of the city's growth happening in the established area, and without policies that would allow that growth to happen. The North Hill Plan is part of how Council has chosen to correct that policy disagreement. Should Council have simply rezoned the city to allow at least duplexes a decade ago? Probably. Then there would be less concern about whether the Plan has predicted the future correctly. Council chose a different path. The Renfrew Community Association has been involved with the North Hill Plan for the past three years of discussions, online engagement, and in-person sessions. After years of spot-zonings, we see the Plan as giving more direction to redevelopment. We hope this will improve our neighbourhood and make redevelopment a series of upward trades.

Based on Maps 3 and 4, Renfrew appears to be the neighbourhood with the broadest growth in the Plan area and provides the most "varied housing options focused around a collection of Main Streets, Activity Centres, civic facilities, parks and open spaces" as per the Plan's vision. Some people see Renfrew as punching above its weight in contributing to the City's MDP objectives. Other people think we are getting hammered by growth while other neighbourhoods opt out. In any case, the Plan has a disproportionate effect on Renfrew. The Renfrew Community Association expects that private investment will lead to public investment and requests stronger language on that point. **We suggest that the Renfrew Athletic Park (Ed Corbett Diamond, Renfrew Aquatic and Fitness Centre, Henry Viney Arena, and Stu Hendry Arenas) be a comprehensive planning site, perhaps considering a mix of uses.** We will continue to work with the City to ensure that growth in Renfrew leads to reinvestment in Renfrew.

We acknowledge that not everyone agrees and there are pockets of strong opposition to the plan in its current form. In Renfrew, the most controversial part is likely the neighbourhood connector form on 8th Av, 12th Av, 6th St, 13th Av, and Russet Rd, which would allow up to six storey residential and "small-scale commercial uses to meet residents' daily needs." We acknowledge

concerns and questions, and have received feedback from residents who are deeply concerned about the effects on traffic, noise, parking, shading, privacy, insufficient mitigating measures as well as a drastic change to the neighbourhood character (a leap from the typical single or 2 storey residential to 6 storey multi-use buildings) and insufficient mitigating measures. At our February 23, 2021 Board meeting, three members of the community came forward stating they were not in support of the Plan, specifically the allowance of 6 storey buildings. We note that zoning is a policy, not a promise. Like all policies, it should respond to present and future situations. We wish other neighbourhoods would realize this. We cannot predict how property values will change with this Plan's implementation. Community Associations have many roles but guaranteeing investments or protecting property values is beyond our scope.

The Renfrew Community Association has done its part in letting residents know about the North Hill Plan. From 2018-2020, we used our newsletter (paper and digital), social media, and meetings to encourage residents to be involved during the four phases of this Plan. There have been years of engagement on this. However, some residents have come forward that still feel they have not been engaged. The City should consider closing the gap on consultation; this is beyond the Community Associations' scope.

This project began as "Local Growth Planning in North Central Green Line Communities" (PUD2018-0347). We are concerned about what would happen if the North Hill Plan goes ahead but the Green Line does not cross the river. **We ask that the City and Province sort out whatever is delaying construction and move on with the Green Line.** Similarly, the growth in the northeast part of Renfrew along Russet Road and Renfrew Drive makes sense near the proposed Midfield Heights development, but we are concerned that the density may be ill-placed if Midfield is not realized. With acceptance of increased density, we need to see increased services.

The Guidebook and Plan seem to define "unique communities" by buildings with a higher intensity than the low-density district, public amenities, and public spaces. Some residents will likely be uncomfortable with this definition, and the low-density district in general.

We are glad to see objectives to "protect ... heritage," "support the protection and maintenance of the tree canopy on public and private lands," and "support the planting of trees using methods that will ensure the sustainability and longevity of new trees" (3.2.1 and 3.2.4). However, we would like to see stronger language about heritage and tree protection.

Unfortunately, it has been our experience in Renfrew that heritage homes are demolished, and sites developed without any consideration to heritage because there is no defined need to on the part of developers. The heritage process is long and cumbersome while development is happening quickly and outpaces any action taken to protect heritage buildings. The Plan does not address this in any meaningful way. We are unsure whether the Plan will make heritage preservation economically viable in Renfrew.

We are glad General Policy 2.4.4 talks about retaining existing mature vegetation. We note that even with tree protection measures, development often damages root systems and kills trees. Developers often pay Urban Forestry for the trees' value without replacing trees. As trees age, it may be better to replace trees during development than removing them later without replacement. Again, it has been our experience in Renfrew that both tree planting suggestions

and tree planting bylaws for new builds are generally ignored. Again, the Plan does not address this issue in any meaningful way. **We would suggest adding a requirement that applicants "will retain or, if necessary, replace per City tree planting standards."**

In recent years, the Renfrew Community Association has worked to make **major community connector roads such as 8th ave and** Edmonton Trail work better for area residents. We enthusiastically support the Plan's proposed implementation options for Edmonton Trail that build on past work **and hope that the proposed active modes infrastructure improvements along 8th ave to Unite the Heights will be actualized. Our community association will continue to advocate for safe pedestrian crossings and active modes infrastructure between Crossroads, Winston Heights, Crescent Heights, and Renfrew.**

To repeat, we are thankful for the efforts that have gone into this project, for the willingness and enthusiasm we have had throughout this pilot, and the responsiveness we have seen to our feedback thus far. We hope our final few suggestions and comments will be received in the same spirit. Renfrew is a well-connected, centrally located, and highly desirable neighbourhood, and, after years of spot-rezonings, we deserve a fair and equitable plan that benefits current as well as future residents.

Sincerely,

The Renfrew Community Association Board of Directors
and
The RCA Planning Committee

cc: Ward 9 office
Ward 7 office
Crescent Heights Community Association
Capitol Hill Community Association
Highland Park Community Association
Mount Pleasant Community Association
Tuxedo Community Association
Winston Heights/Mountview Community Association
Thorncliffe Greenview Community Association

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First name (required) Hannah

Last name (required) Ayer

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

Public hearing item (required - max 75 characters) North Hill Communities Local Growth Planning

Date of meeting Mar 22, 2021

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

As a resident of Renfrew, I strongly oppose re-zoning that would allow construction of 6-story buildings on neighbourhood connector streets in this area. There are currently no such buildings in the neighbourhood. Such development would irrevocably alter the character of the neighbourhood in multiple negative ways. It would also encourage the flight of families to the suburbs, as it would reduce the supply of single-family homes in the inner city. Calgary does not need more condo buildings. It does need a thriving, diverse inner city—and Renfrew already represents that ideal the way it is now. Thank you for your consideration.



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First name (required)	Karen
Last name (required)	Thomas
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	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)

The NHCLAP does not reference any existing statutory Land Use Bylaw (LUB) land uses. the NHCLAP alters what is possible under our existing land uses. Until the Urban Form Categories (UFC's) are reflected in a revised Bylaw, crescent heights 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.

Please stop social engineering and ramming things down our throats. YOU ARE SUPPOSED TO WORK TO HELP NOT HURT US!

From: loissilvester2@gmail.com
To: [Public Submissions](#)
Subject: [EXT] 258 20 AV NW - LOC2020-0118 - Comment from Development Map - Fri 3/12/2021 2:26:45 PM
Date: Friday, March 12, 2021 2:26:49 PM

Application: LOC2020-0118

Submitted by: Lois Silvester

Contact Information

Address: 447 21 ave, nw

Phone:

Email: loissilvester2@gmail.com

Feedback:

Lois Silvester

According to North Hill Communities Guidebook, this lot is in a Heritage Guideline Area. It shouldn't be redeveloped without consideration of heritage.



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First name (required)	Mariane
Last name (required)	Cunningham
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	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 remove our community from the plan.



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First name (required)	Angela
Last name (required)	Vanden Broek
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	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)	As a resident of Crescent Heights, I would like to express my support of the Crescent Heights Community Association's position on The North Hill Communities Local Area Plan. I share their concerns and request that changes be made to the plan to address these concerns, or that our community be removed from the plan until further changes and improvements can be made.



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First name (required)	Dan
Last name (required)	Evans
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	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)	

March 14, 2021

Mayor Nenshi and City Councillors
The City of Calgary

Re: North Hill Communities Local Area Plan

Dear Mayor Nenshi and City Council,

I am a long-time resident of Crescent Heights, and to be more specific, I live in the heritage area between Centre Street N and Edmonton Trail.

I want to start by letting you to know that I support increased density in our established communities. But I don't support the North Hill Local Area Plan without a few important changes. As you may know, I spoke about a few of these issues at the recent Planning and Urban Development Committee meeting.

I believe that there are a handful of changes to the Plan that are absolutely critical to maintaining the character of our community while still allowing for a significant increase in density along the main streets and corridors. I've presented these changes, written as amendments to the Plan, in the following pages.

As a community, Crescent Heights has always welcomed development and believes in diversity in building scale. But I urge you to direct administration to listen to these concerns and ensure that they're doing the absolute best job they can to resolve community concerns as we accommodate growth and development.

Sincerely,

Dan Evans

Long-time resident of Crescent Heights
202 9th Avenue NE
Calgary, AB T2E 0V4

Recommended Amendments to the North Hill Communities Local Area Plan

1. Building Scale in Crescent Heights

Background

We have consistently heard from Administration that we need to “Direct development to where it makes sense and where it would create vibrant and connected communities.” In Crescent Heights that means encouraging development along the main streets and transit corridors, supporting development of our urban village and supporting the city’s investment in the Green Line.

The plan in its current form would allow 6 story buildings to be built in the centre of the residential portion of Crescent Heights before any development even begins to happen on any of the main streets. The area identified in the Plan for Low Scale (6 stories) that sits in the middle of our community also divides two Heritage Guideline Areas, unnecessarily creating islands of heritage homes divided by a wall of high buildings.

The Scale Modifiers being recommended are also at odds with the Urban Form map. The majority of our community is clearly indicated as Neighbourhood Local, not Neighbourhood connector, but the scale modifier being used is more closely aligned with connector areas.

The North Hill Plan also takes an existing residential area along the ridge between 1st and 2nd Streets NE and increases the zoning up to 6 stories. That is a critical naturalized edge condition in our community that connects us to the environmental zone along the river. Allowing a wall of 6 story buildings along the ridge will cut the community off from this essential characteristic in our community. There’s no planning justification for that area to be identified for 6 story buildings.

The NHCLAP needs to be consistent with all the other planning documents the city has produced and direct density to the connecting corridors and main streets.

Recommended Motion

Whereas:

- The Guidebook for Great Communities states that a Local Area Plan should direct a greater share of growth and the highest intensities to Activity Centres, Main Streets, Transit Station Areas and other areas of moderate to high activity;
- The Guidebook also states that a Local Area Plan should direct new development to locations that optimize public infrastructure, facilities and investment.
- One of the stated “core ideas” included in the NHCLAP is to facilitate the continued development of Centre Street N, Edmonton Trail N, 16 Avenue N and 4 Street NW into vibrant mixed-use **Main Streets**;
- The NHCLAP states that “The Plan vision focuses growth on Main Streets, Transit Station Areas and Activity Centres.”

Be it resolved that:

Council direct Administration to replace **Map 4: Building Scale** on page 31 of the NHCLAP with the attached revised map (Attachment A) that focuses Low (up to 6 stories) scale buildings to the main connector corridors within Crescent Heights in order to ensure Centre Street is revitalized, Edmonton Trail and 16th Ave N are developed, and the City’s investment in Green Line infrastructure is maximized.

2. Heritage Guideline Areas

Background

There has been a great deal of work done to recognize and protect the heritage assets that contribute in a significant way to the character of Crescent Heights. But the Plan clearly recognizes that the work is not done, and that additional study and planning, as well as the development of Heritage Policy Tools, is still to come. It's also important to note that there is a heritage pilot program being conducted in our neighbourhood that is only now getting started. Our understandable concern is that development will continue, and heritage assets will be lost or compromised, if the plan does not clearly state that land use redesignations in heritage areas **are not permitted** until the heritage planning and policy tools are in place.

Recommended Motion

Whereas:

- The North Hill Local Area Plan (NHCLAP) refers to Heritage Policy Tools, and recognizes that further work is required to both identify and draft the appropriate policies;
- The NHCLAP recognizes that North Hill Communities have concentrations of Heritage Assets that warrant additional study and planning;
- Administration recognizes that, with the approval of the NHCLAP, there will be requests for land use redesignation to accommodate higher density development in Heritage Guideline Areas prior to the tools being completed;

Be it resolved that:

Council directs Administration to replace Policy 1. in Section 2.12 Heritage Guideline Areas in its entirety with the following amended policy:

1. Land use redesignations for higher density developments **in Heritage Guideline Areas will not be permitted** until heritage policy tools have been **developed and adopted** for the Plan area.

3. Rotary Park

Background

In the North Hills Plan Rotary Park is recognized as a Civic Recreation Area, although it is currently well known as a park. We have been told that this does not change it from being a park, but according to pages 68-71 of the Guidebook the land uses for a Civic Recreation Area versus Park & Open Space are very different.

Other similar parks with activity areas and facilities are designated as Parks, and there should be no doubt in the Plan that Rotary Park is a park. The community does not want to open Rotary Park up for future commercial development which would be allowed if designated as a Civic Recreation Space.

Recommended Motion

Whereas

- One of the core ideas of the NHCLAP is to recognize and enhance, parks and open spaces, watershed and natural systems including the urban forest;
- The Plan identifies a number of major, minor and local parks which offer a rich mix of activities and amenities in a naturalized setting;
- The Guidebook defines “Parks and Open Spaces” as characterized by publicly accessible outdoor space that include amenities like gathering spaces, sports fields, playgrounds, off-leash areas and significant publicly-accessible open space, all of which exist at Rotary Park;

Be it resolved that:

Council direct Administration to replace to replace **Map 3: Urban Form** on page 29 of the NHCLAP with a revised map that indicates that Rotary Park is designated as “Parks and Open Space”.

4. Crescent Heights Community Station

Background

In consultations with the Crescent Heights community, the Green Line project team consistently indicated that there would not be a TOD attached to the 9th Ave NE LRT Station. The NHCLAP plan refers to the 9th Ave Station as a Community Station, but some maps still show a radius of 600m around it as the Transit Station Area – the area that includes both the Core Zone and Transition Zone around a station. That is same size radius shown around the 16th Ave Station which is designated an Urban station.

All other maps in the Plan show that the Core and Transition areas of the 9th Avenue Station only extending half a block into the neighbourhood. This is the extent of the Transition Zone that's always been discussed, so the 600m indication should be removed anywhere it exists.

Recommended Motion

Whereas:

- The NHCLAP states that the 9 Avenue N Station is envisioned to be a community station designed to fit within the existing context of the neighbourhood.
- The Guidebook for Great Communities states that a local area plan may identify a transit station area where additional policy guidance is required;
- The Core Zone and Transition Zone for the 9th Avenue Community Station are indicated by the map and legend in Section 2. 8 Transit Station Areas
- The Plan states that as a community station, development intensity is envisioned to focus primarily on Centre Street N with appropriate transitions provided to adjacent lower scale housing areas.

Be it resolved that:

Council direct Administration to amend **Map 2: Community Characteristics and Attributes** on page 21 and the **Illustration on page 41** by removing the 600m radius circle around 9th Avenue N Station, reinforcing that this is a Community Station and that the Plan does not envision the same development intensity as an Urban Station.

5. NHCLAP Review and Amendment

Background

We acknowledge that there has been a great deal of work put into the North Hill Communities Local Area Plan, and as the first Local Area Plan it is leading the way for a series of Local Area Plans that are yet to come. But even Administration admits that as the first Plan, there are gaps and there are still refinements that need to happen. There's a great deal of concern in Crescent Heights that Administration will move on, learning from the LAP process as subsequent plans get completed, and not return to the NHCLAP to close these gaps. There needs to be a commitment to review the NHCLAP once outstanding planning or policy is completed (Mobility Studies, Heritage Policy Tools, Green Line Planning, etc.).

Recommended Motion

Whereas:

- The North Hill Local Area Plan (NHCLAP) is the first LAP that has been developed in conjunction with the new Guidebook for Great Communities;
- It is anticipated that the Local Area Planning process will learn and evolve as administration develops additional Local Area Plans;
- The NHCLAP, in its current form, does not include all elements of a Local Area Plan identified in the Guidebook;

Be it resolved that:

As the first Local Area Plan developed in conjunction with the Guidebook for Great Communities, Council directs Administration to return to Council after an implementation period of at least 2 years, but no later than Q4 of 2025, with recommended amendments to the NHCLAP to align it with learnings from subsequent Local Area Plans or additional community input.

**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)	Sandra
Last name (required)	Cameron Evans
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	North Hill Communities Local Area Plan

Date of meeting

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

As a long-resident of Crescent Heights, I whole heartedly support the Community Association's motion that Crescent Heights be removed from the North Hill Communities Local area Plan until further changes and improvements can be made.

ISC:

1/1

Unrestricted

Mar 15, 2021

7:20:13 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) David

Last name (required) Bird

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

Public hearing item (required - max 75 characters) North Hill Communities Local Area Plan (NHCLAP)

Date of meeting Mar 22, 2021

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

As a member of the Crescent Heights Community association, I support the CHCA in their motion to request to withdraw from the NHCLAP. Sufficient attention to the unique nature of each community has not been addressed in this "one-size-fits-all" model of development and the city has not listened sufficiently to the needs and concerns of local residents. As home-owners in Crescent Heights, my wife and I have not been informed of the "urban form categories" and the impacts of these on our property value and current ability to enjoy our home and property.



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)	Christine
Last name (required)	Pedersen
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	North Hill Communities Local Area Plan
Date of meeting	Mar 22, 2021

I am writing to offer my support to the Crescent Heights Community Association—see their letter dated March 12, 2021—in stating that the community of Crescent Heights cannot be included within the North Hill Communities Local Area Plan (NHCLAP) as it currently stands.

As a 22-year resident of Crescent Heights, I have great respect for what makes this a great community to live in, and wish to do everything I can to help sustain it. This means I have a responsibility to be a good steward, and a good steward should not blindly accept new planning guidelines that, in their current version, appear detrimental to the community, ignore residents, and in the case of a new Land Use Bylaw that will directly affect building in the community, are not even written. I need to help ensure that guidelines are relevant and beneficial to this community.

Also, based on the information that is in the NHCLAP, many of the characteristics that make Crescent Heights a wonderful place to live, and are the key factors valued by existing residents, are not currently reflected in the plan.

It is entirely reasonable to expect that details of all relevant planning and development guidelines e.g. the Land Use Bylaw, and all tools that will be enabled by it should be developed BEFORE asking a community to provide consent to be included within a new plan, noting that the NHCLAP, that will remove the existing Crescent Heights com-

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



Public Submission

City Clerk's Office

munity ARP.

I would ask that you validate community input and the consultation process, and follow the decision reached by the community members of the Crescent Heights Community Association. I hope that their wishes will be properly respected in planning decisions.

Thank you for respecting community input.



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)	Doug
Last name (required)	MacDonald
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	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)	As a resident of Crescent Heights, I would like to express my support of the Crescent Heights Community Association's position on The North Hill Communities Local Area Plan. I share their concerns and request that changes be made to the plan to address these concerns, or that our community be removed from the plan until further changes and improvements can be made.



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)	Angela
Last name (required)	Cameron
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Opposition to the North Hill Local Area Plan
Date of meeting	Mar 22, 2021

Developers Profit, Residents Move

- this plan allows developers to determine what housing type is appropriate for the community
- developers are driven by profit, few are interested in investing in the character of the community
- the plan creates uncertainty and residents will stop investing and upgrading their homes to instead move to the suburbs, urban sprawl continues
- restrictions and specific zoning needs to be in place to allow for high density development on main streets only and limit residential areas to 2 dwellings per 50ft lot
- there are too many residential roads identified as a Main Street in the North Hill Plan
- condos/townhouses with more than 4 units need to be restricted to major roads - those that have traffic lights
- appropriate on-site parking needs to be incorporated in the development plan for condo/row housing units (minimum 1 on-site parking spot per dwelling)
- residential roads are narrow and current infrastructure cannot handle increased density
- we are already seeing dangerous streets where cars are getting side-swiped because the road is too narrow to accommodate 2-way traffic - increased density will result in even more vehicles parked on the street causing further restrictions
- property value is a real concern, especially for those who have invested so

Comments - please refrain from providing personal information in



Public Submission

City Clerk's Office

this field (maximum 2500
characters)

much to live in these wonderful communities

- the market is already flooded with condos and row housing, why build more?
- the greatest real estate demand is for single family dwellings or duplexes within these inter-city neighborhoods
- these neighborhoods are attracting people back to the inner-city from the suburbs
- we need to keep families in the community to maintain the prosperity of our schools and recreation facilities
- we already have such wonderful diversity within our community including a unique mix of families, singles, students, seniors, couples, all living and contributing to our community
- current housing options include secondary suites, full home rentals, infills, apartments, condos, single family homes and multi-million dollar homes

Consultation

- I attended the open house and voiced my concerns during the evaluation phase of the plan roll-out
- NONE of our objections to the plan have been captured in the report
- what is the point of engaging with the community if the community's concerns are not to be included in the decision making process?

Developers Profit, Residents Move

- this plan allows the developers to determine what housing type is appropriate for the community
- developers are usually driven by profit, only a few are interested in investing in the character of the community
- the current plan creates so much uncertainty and residents will stop investing and upgrading their current homes to instead move to areas zoned for 1 or 2 dwellings per lot - urban sprawl continues
- Restrictions and specific zoning needs to be in place to allow for high density development on main streets only and limit residential areas to 2 dwellings per 50ft lot

Restrict High Density Units (> 4 dwellings per 50ft lot) to Streets With Traffic Lights Only

- there are too many residential roads identified as a Main Street in the North Hill Plan
- Condos/townhouses with more than 4 units need to be restricted to major roads - those that have traffic lights
- appropriate on-site parking needs to be incorporated in the development plan for condo/row housing units (minimum 1 on-site parking spot per dwelling)
- the residential roads are narrow and the current infrastructure cannot handle the increased density
- we are already seeing dangerous streets where cars are getting side-swiped because the road is too narrow to accommodate 2-way traffic - increased density will result in even more vehicles parked on the street causing further restrictions
- property value is a real concern, especially for those who have invested so much to live in these wonderful communities

Low Demand for High Density Housing

- the market is already flooded with condos and row housing, why build more?
- the greatest real estate demand is for single family dwellings or duplexes within these inter-city neighborhoods
- these neighborhoods are attracting people back to the inner-city from the suburbs
- we need to keep families in the community to maintain the prosperity of our schools and recreation facilities

Diversity

- we already have such wonderful diversity within our community
- we have a unique mix of families, singles, students, seniors, couples, all living and contributing to our community
- current housing options include secondary suites, full home rentals, infills, apartments, condos, single family homes and multi-million dollar homes

Consultation

- I had attended the open house 2 years ago and voiced my concerns during the evaluation phase of the plan roll-out
- NONE of our concerns, let alone any objections of the plan from Calgarians are captured in the final draft of the North Hill report
- what is the point of engaging with the community if the community's concerns are not to be included in the decision making process?