

From: [TIM CLARKE \(72\)](#)
To: [Public Submissions](#)
Subject: [E271 North Hill Area Plan](#)
Date: Wednesday, March 24, 2021 6:32:25 PM

As stated during my presentation, I wish to share this as part of the public record to the North Hill Area Plan discussion.

City of Calgary Council;

In the interest of time I shortened my time today as this has been a long process. I wanted to share a report I read through that albeit a 2008 report by the Province of B.C. Auditor General. It speaks to the issue of engagement.

I came across the report and had a look through it and feel it might be worthy of a review to see if the practises outlined in the report were items addressed by the hard working staff in the backend planning of the overall process.

I also would look directly at page 11 and twelve. I thought it may help in the process of considering if enough was done to consult with the public at large and not just all of us that are actively engaged in the process.

I will also enclose the photos to the property of which I referenced as a stalled project which required a by-law change in order to allow the project to proceed. This is a project placed off of a Main Street. It did not fit where it is and now as a presumed escalation in building costs or a lack of sales the project had halted last fall.

As a past homeowner and now a renter in Renfrew, we like the mix of choices in the neighbourhood. We sold our 1942 1200 square foot home with a loft and moved right next door to the upper level of a converted duplex, to a three plex. We have 10 grandchildren who miss the other home with a large yard, big patio and RV parking pad. 170 feet of shoveling snow on a corner lot is no longer what I consider exercise. The rental idea appeals to us as the owners share the up/down side. We love the neighbourhood as it is.

4 Plexes on the wrong lots can create many issues as have been outlined by many other that I agree with. Careful spacing and focused density should be on the exterior of the community to the west and North edges as that specifically is where the amenities are located, buffering the community as well from noise.











The above picture is the small bungalow which is 3 lots in from Edmonton Trail. As you can see it is 416 and 420 15 Ave N.E.
The alley way of this project is across the alley for prime vacant land I would think 6-10 story buildings would fit.

The houses across the street and on both sides are now having this inappropriately placed development to state at when they come home.

On a very positive note, I wish to thank the Councillors who heard and made a specific request for crossing lights on Ed. Trail and 14th Ave. Pedestrian safety is a necessity in order to enjoy the restaurants and amenities on the west side of Edmonton Trail. I did see the walk about you all took a few years back and that impacted and better stated the need and delivery of the lights I am quite sure.

Thank you and I ask that you take some time to read the report attached below and share with those who are responsible to plan and implement the engagement process.

<https://www.bcmnditor.com/sites/default/files/publications/2008/report11/reportpublic-participation-principles-and-best-practices-british-columbia.pdf>

Respectfully,

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