



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.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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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)	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)	Guidebook for greater communities
Date of meeting	May 5, 2021

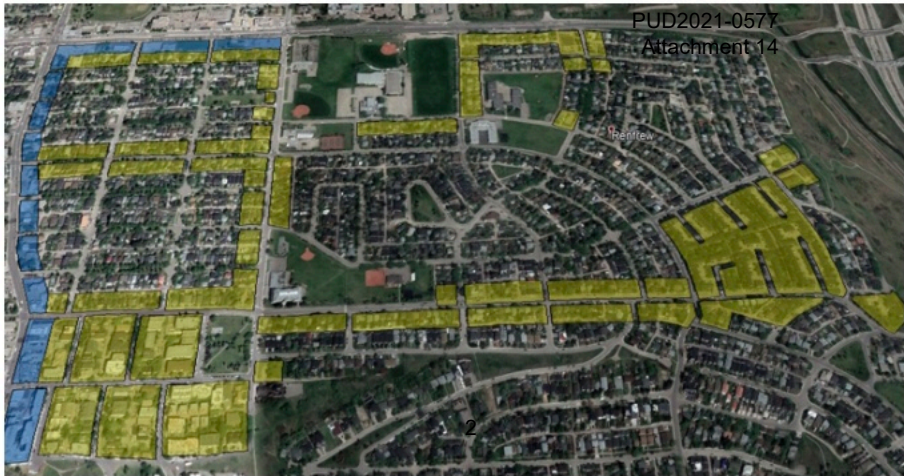
I would like to discuss the shortfalls between the guidebook principles/strategies and the translation of such into developing a Local Area Plan. The language and policies are far too vague and allow for improper Local Area Plan development.

Attached is a document to help demonstrate that point.

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

The Guidebook (2.1.a.i) states that LAPs '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 below map of Renfrew highlights all the areas of development as outlined in the NHA-LAP. yellow depicts residential areas and blue depicts the "main streets". Based upon calculation, it estimates that the Main Streets comprise only 14.1% of the density proposed in Renfrew. This is NOT a 'greater share'. With situations using "should" being defined in the guidebook as "to be done in all situations unless it can be clearly demonstrated to the satisfaction of the city that it is not reasonable, practical or feasible", I don't see how this is a proper application of density as laid out in the guidebook.

PUD2021-0577
Attachment 14





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First name (required) Kathryne

Last name (required) Foster

What do you want to do?
(required) Request to speak

Public hearing item (required -
max 75 characters) PUD

Date of meeting May 5, 2021

Comments - please refrain from
providing personal information in
this field (maximum 2500
characters) I not in support of the
City
Guideline suggestions and believe the final decision should be held over for the new
elected council to deliberate. This council has no business ,asking a decision on our
behoalf when the majority will be leaving office before the 2021 election.



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First name (required)	Shep
Last name (required)	Secter
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Shep Secter
Date of meeting	May 5, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am opposed to the guidebook for great communities. There has not been enough consultation, it negates the value of our planning groups in the neighbourhoods, council will be changing in the fallout contemplates bigger lot coverage (flood risk and fewer trees)favours speculative lot purchase for denser development away from single family homes.
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My name is Cam Kernahan and I have been actively engaged in the discussion around the Guidebook for Great Communities, including presenting at, and listening to, a number of hours at the marathon public hearing from March 22 to March 24. I also had the opportunity of participating in a Guidebook What We Heard Session for 3 hours on April 20th. My intent was to participate in a way that would provide input, and suggest changes, to make the Guidebook an effective planning tool for our City for years to come while maintaining the existing unique character of our communities that make Calgary a great place to live.

The Guidebook What We Heard Session was especially interesting, as it not only provided a summary of the feedback from the public hearing, but also created an opportunity to provide input in a smaller workshop format. The City Planners and Facilitators involved should be commended for an effective format that was very engaging.

It was interesting to me that in our workshop, despite public representation from many different parts of the City, the comments were very consistent from those diverse participants. All participants felt the Guidebook required work and that the timeframe for approval was too aggressive to allow for the required input and amendments. It was felt we should take the time to get it done right vs. getting it done now.

Some of the amendments suggested at our workshop included:

- Firstly, more granularity is required with respect to the one low-density housing form factor that currently exists in the Guidebook. It was felt that the current form factor included too many low-density form factors. City Planners should consider increasing the one current form factor to at least three; to differentiate between single family homes, duplexes, and townhouses/multifamily homes.
- Secondly, LAPs are too broadly defined and do not take into account the interests of the communities that are grouped into an LAP. It was suggested to make LAPs correspond to a single community, or a group of communities if those communities requested, or agreed to, being grouped together as part of the LAP definition process.
- Thirdly, special consideration should be taken in the Guidebook to protect the existing character of communities. People live in a community because of the character of that community (be it R1 based, R2 based or other aspects) and the Guidebook should not promote densification, or other goals, that may be inconsistent with the current character of a community.
- Lastly, communities should be able to “opt-out” of the Guidebook or LAP process if there is no specific driver to trigger an LAP for that community (like a specific large-scale development or other significant change to a community), especially if the Guidebook is redefined as a policy document vs. a statutory one.

As you have no doubt heard from the Guidebook Team there was a lot of input, and it was felt by the participants that more input would be required to get this right. It was felt that sufficient time should be provided for citizens to actively engage in that process and come up with the changes required to make the Guidebook an effective tool. As such, it was proposed in our workshop that the City Planners recommend delaying the approval of the Guidebook until that process is completed which, to allow for sufficient time to get it right, we expect would be after the next Civic election.

As you have seen from both the public hearing and the follow-on workshops, citizens have recently become actively engaged in this process. I request you consider taking advantage of that engagement to continue to get input, make the necessary modifications and secure the support of the citizens for a revised Guidebook. I respectfully suggest you direct the City Planners to define the process and timeframe to make that happen, and that you recommend delaying the Guidebook's return to City Council for approval until after the next Civic election.

Thank you.



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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)	Donald
Last name (required)	Darnell
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Guidebook for Great Communities "What We Heard" report
Date of meeting	May 5, 2021

I strongly support the approval of the Guidebook, and urge you to implement only those changes that strengthen its impact toward a more efficient, sustainable, healthy, fair, and liveable Calgary.

Complete Communities: Inner suburban communities in our city, such as Haysboro where I live, are experiencing declining and aging populations. This threatens the closure of neighbourhood businesses and schools (e.g. St. Gerard). Meanwhile, new communities on the outskirts require costly extensions to our infrastructure — water, electricity, methane, sewer, and stormwater systems; roads, pathways, schools.

All Calgarians would be better served by development efforts that invest in our established neighbourhoods, increasing density to once again enable thriving, local schools, restaurants, and shops we can walk to.

Heritage, Stability, and Character: I urge committee members to be wary of defensive efforts to preserve a certain "way of life," single-detached homes, or restrictive covenants. All these have been used in the past to unfairly exclude ethnic minorities, and economically disadvantaged families. Communities like my own would benefit greatly — economically and culturally — from a more rich diversity of neighbours. I believe the Guidebook takes the smart approach, allowing flexibility in housing while preserving space for parks, schools, playgrounds, shade trees, and local businesses that

Comments - please refrain from providing personal information in



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this field (maximum 2500 characters)

serve the needs of residents.

Engagement: I have been impressed by the public engagement process for the Guidebook — directly engaging literally thousands of citizens. The document reflects many adaptations to address citizen inputs. It's been worked on, in my opinion, long and hard enough.

My greatest concern is that changes might be considered which would undermine the main benefits the original Guidebook offers. That said, I do hope Committee members will seriously consider the following areas of potential improvement:

- * Expand the emphasis on sustainability and greenhouse gas emissions reduction — through improved efficiency and high quality, active transportation options.
- * Incorporate requirements that ensure that all development in each neighbourhood will create an adequate portion of affordable housing.
- * Add measures to reserve space for district energy development.
- * Consider some protections for solar access, at least for homes which already have micro-generation systems already installed.

Scott R. Miller
1950 13th. Street S.W.
Calgary, Alberta, T2T 3P6

April 25, 2021

His Worship Mayor Nenshi and Calgary City Councillors.

Re: Planning and Urban Development Meeting May 5, 2021 Guidebook for Great Communities (“Guidebook”)

I spoke at the March Public Hearing and participated in a “What We Heard” session on April 14, 2021. I am asking the PUD not to approve the guidebook at this time but to continue public consultation in an effort to resolve outstanding concerns and formulate an improved Guidebook. It is clear to me from my participation at both the Public Hearing and the subsequent “What We Heard” session that there is no broad understanding or agreement concerning the Guidebook in its current form but there is an opportunity, through additional discussion, to address and resolve concerns and introduce reasonable amendments that will rectify the significant problems contained in the Guidebook. I am asking you to do so because:

- **Consultation** – A consistent and dominant concern expressed at the Public Hearing was that, until quite recently, most citizens speaking at the Hearing were unaware of the Guidebook. This may be due to the impact of the pandemic or the approach taken by the City to engage with citizens; but it is clear that there has not been sufficient “back and forth” regarding the implementation and impact of the Guidebook.

The “What We Heard” session was an appropriate start to capture concerns and investigate alternatives, but those sessions were unreasonably limited in scope. Although promoted as a follow-up opportunity to speak to all of the individuals who attended the Public Hearing, in fact only a very limited number of Hearing participants were actually contacted or informed about the sessions by the City. The City failed to contact the vast majority of speakers and, as a result, significant and important concerns were not heard in the sessions.

Only a very small number of concerned individuals were contacted on the basis that due to privacy or FOIP concerns the City could not use a registrant’s email address. Given that the March hearing was a Public Hearing and everyone who filed a comment voluntarily gave their contact information the excuse offered by the City is incorrect and inappropriate. Those who were overlooked need to be heard as a part of a fair process. has not been sufficient or meaningful public consultation with directly affected citizens concerning the nature and impact of the Guidebook.

- **Erosion of Public Trust** – It was clear from the opening session of the March Public Hearing that many Councillors had already made up their mind on the Guidebook and were more intent on arguing the matter than listening to valid concerns. The fact that several of the opening statements made by council members themselves acknowledged

the apprehension of bias shows the level of concern regarding the heavy-handed treatment of this matter. The lack of fairness has been exacerbated by the recent actions of the City regarding the re-building of the Tuxedo Park Dairy Queen which demonstrates that the City is prepared to force landowners to develop their property in a way that suits the City but ignores the limitations and concerns of the owners. Without the necessary capital to meet the City's needs the end result is expropriation by planning decree. These actions underscore why citizens are justifiably concerned over the vagueness and broad reach of the Guidebook. Public trust needs to be restored through a fair and un-biased consultation process which involves true engagement which embraces appropriate change.

- **Strategic Protection** -The Guidebook is too vague and does not provide an "urban form" for single-detached homes, which is necessary to protect single-family neighbourhoods, especially those that fulfil an increasingly critical role to preserve historic, heritage buildings and to sustain the mature urban forest.
- **Loss of an Effective Local Voice for Planning** - The Guidebook virtually eliminates existing Community Development Plans and diminishes local representation in critical neighbourhood planning decisions.
- **We have the Time to do this Right** –There is no compelling reason to rush the Guidebook through approval. If it is as important as the City maintains then it deserves the time necessary to ensure a complete and fair process. We have the time to conduct proper consultation and move forward with a trusted and improved plan.

I agree that there are many elements of the Guidebook that are positive and progressive and should be implemented. However, until there are several serious concerns have been addressed, the Guidebook should not be approved. The “What We Heard” sessions were a good but incomplete and limited start. A more complete and fair consultation process involving the active consideration of amendments needs to be undertaken.

Consultation

The Guidebook represents a monumental change to planning and development in the City and will have huge impacts on existing single-family home communities. If approved by City Council on March 22nd, without amendments, the Guidebook will, among other things, permit the addition of multi-residential buildings, row housing, and duplexes in neighbourhoods currently consisting of single-family detached housing. The existing lot coverage ratios, height, setbacks, and parking requirements for those neighbourhoods will effectively be eliminated. The permitted lot coverage will be increased significantly with the result that much of the heritage properties, urban forest and the presence of unobstructed sunlight that makes these neighbourhoods unique will be lost.

The Guidebook represents powerful and transformative regulation. It is placed at the highest level of the city's planning hierarchy, meaning that if a discrepancy exists between a Local Area Plan and the Guidebook, the Guidebook will prevail. This preemptory position will most likely

be crystallized by implementing the upcoming Land-Use Bylaw because, once the Guidebook is passed, it makes no sense for the City to adopt a Land-Use Bylaw that is inconsistent with the Guidebook.

Despite the power and significant impact of the Guidebook, there has not been meaningful consultation with the citizens of Calgary directly impacted by the proposed statutory change. My neighbours were not aware of the Guidebook and its implications until I spoke with them, and I only found out about the changes by chance. It is a concern that the City sends me flyers every month in my Enmax bill detailing how to clear ice from storm drains, how to use 311, and what I can safely re-cycle in my blue bin but, to my knowledge, the City has never included a flyer to inform me or my neighbours about this monumental and far-reaching legislation that will affect me directly. There has been no notice and no meaningful consultation and this needs to be rectified.

Concern over the lack of consultation on the Guidebook is widespread, as evidenced by many of the comments expressed during recent community meetings as well as those expressed during the Public Hearing. However, if you search for the words "consultation" or "consult" in the Guidebook itself, there are no occurrences of either word and no indication of any consultation regarding the Guidebook. The evident lack of consultation maybe because the City actively avoids engagement on the Guidebook with its citizens. It is reported (<https://www.sprawlcalgary.com/a-new-plan-to-counter-sprawl>) that concerning public consultation involving the Guidebook, Lisa Kahn, identified as the City's coordinator for the legislation and land-use bylaw team, stated:

“We haven't [done public engagement] because we want to do this differently, because that type of engagement hasn't been working in the past to actually get us to the outcomes we want,”

Just because you ‘don’t get the outcomes that you want’ is not a valid reason to avoid public education, discussion and the consideration of local feedback. It is critical to undertake full public consultation before the City enacts such a critical statutory document. Public consultation engages citizens, and it will be useful to rebuild the trust that has been lost due to the lack of transparency in this process. Actual and meaningful direct public engagement will serve to share critical information, solicit constructive feedback to enable improvement, and help promote a more informed decision regarding both the positive and concerning elements of the Guidebook. The community speaks, and the municipality comes away with a clearer sense of public priorities and a preferred path forward.

The City appears to recognize that the need for citizen participation and input is an important part of City decisions as it devotes a page on its website to “Engagement” stating “Engage – Meaningful dialogue. Informed decisions” (<https://engage.calgary.ca>). The page invites citizens to provide input so that “...together we can build a better community”. The webpage lists five projects “...currently open for input” and a total of 88 ongoing projects. However, the Guidebook is not referenced or even listed for input in any of the identified projects, not even as a part of the ongoing project entitled “Next 20: Making life better – Planning for Calgary’s next 20 years”. The “what we Heard” session were helpful, but they were also inappropriately and

unreasonably constrained both by time and by the limitations incorrectly adopted by the City to restrict those who were contacted to participate. Consultation on the Guidebook has been overlooked or ignored and that should be corrected. Calgarians need to be fairly consulted and heard on this matter

The Guidebook is too essential to be passed as a stealth decree under cover of Covid without meaningful public discussion. If you agree that a valid and publicly endorsed Guidebook is essential, please demonstrate that view by voting to defer the Guidebook's adoption sufficient to allow for a public consultation process that includes integrity, transparency, commitment, accessibility, and inclusivity.

Strategic Protection

Existing low-density neighbourhoods offer advantages, including quiet streets, reduced traffic, supportive green space and moderate scale dwellings for the enjoyment of residents and visitors alike. These values are not sufficiently recognized or protected in the Guidebook. As currently written, the historic single-family nature of these neighbourhood, as well as their mature landscapes, will be compromised by the Guidebook.

The Guidebook will seriously erode the local and universal benefits associated with lower-density residential neighbourhoods. The Guidebook promotes low-density residential development by blending R-1, R-2 and R-CG zoning into one residential district called "Neighbourhood Local". Under the Guidebook, multi-residential buildings are a housing form that is permitted to be built next to existing single detached homes. The Guidebook supports the addition of multi-family buildings but, more specifically, changes the existing rules for density, height, setbacks, lot sizes and lot coverage in single-family home neighbourhoods. The Guidebook facilitates the introduction of multi-unit dwellings with increased lot coverage in single-family communities. The result will be the loss of historic homes, green space and the removal of mature trees.

Development pressures are eroding the homes and streetscapes of Calgary's historic inner-city neighbourhoods. We need to add density appropriately in ways that consider our heritage, green spaces, and urban trees and preserve those neighbourhoods' particular and unique aspects. Although the Guidebook's stated goal is to locate more intense development near transportation and commercial centres, the Guidebook does not prevent developers from building permitted multi-residential buildings throughout residential neighbourhoods. This is an issue that can and should be easily amended in the Guidebook.

There are other options to encourage beneficial urban density before we actively promote it in single-family residential neighbourhoods. The City's demographic information for the Guidebook is mostly circa 2015. Since that time, Calgary has experienced a significant economic downturn in the energy sector and the Covid-19 pandemic – factors that are not considered in the Guidebook. The downtown vacancy rates have hit 12 million square feet. City lots and brownfield locations can easily provide for increased density for decades to come without impinging on established inner-city neighbourhoods. It makes sense to concentrate densification in the core and beltline, that will benefit from existing and planned transportation

corridors, rather than diminish the urban green space located in single-family communities on the perimeter of the core.

During the height of the Covid-19 lockdown last summer, I spoke with an elderly lady (I say that she is elderly, but she was probably the same age as I am) who walked by my house daily. I asked where she lived, and she indicated she didn't live in the neighbourhood but liked to walk here because car and bike traffic was less and therefore it was safer, the sidewalks were less crowded, and she enjoyed the green space and tree cover. It was one of the few local places she was able to access during the Covid-19 pandemic safely. Access to local downtown green space is an essential part of what is at risk for all Algerians. We need to take the time needed to provide working amendments to the Guidebook to ensure that strategic protection is put in place necessary to protect irreplaceable areas and preserve the beneficial aspects of current single-family communities.

Loss of Local Planning Input

The new Local Area Plans (LAP) establishes only one plan for multiple communities (7 to 16 communities). The LAP will replace our existing community-based area development plans that have been designed to reflect the unique aspects of many inner-city communities. The community plans expressly consider heritage, character, streetscapes, and green spaces and inform future local development guidelines. The LAP dilutes the local input of individual communities, does not provide policies to protect "community character", and erodes the ability to object to inappropriate increased density and massing.

My neighbourhood, which has a unique character and historic dwellings tied to the very beginning of Calgary's history, will no longer have a meaningful voice. As a part of the proposed West Elbow Local Area Plan, it will be lumped in with representatives for 15¹ other communities, along with city planners, developers, builders and business owners. Its unique concerns will be lost, ignored or drowned out. This is a genuine and critical concern for the oldest inner-city neighbourhoods. If passed, I understand that the Guidebook will be in operation before the City's updated heritage policies and the Established Areas Growth and Change Strategy are in place. For many inner-city neighbourhoods permitting increased density development under the Guidebook before having in place thoughtful heritage protection will lead to the loss and destruction of irreplaceable buildings, trees and green space.

The loss of community input due to the proposed composition of the LAP and the incorporation of heritage protection needs to be addressed before the Guidebook is implemented.

We Have the Time to Do This Right

Calgary is experiencing a unique pause right now, impacted financially by years of hardship in the oil patch and held virtually immobile by the social, commercial and cultural interruptions

¹ Altadore, Bankview, Cliff Bungalow, Richmond, Elbow Park, Erlton, Garrison Woods, Mission, Mount Royal, North Glenmore, Rideau Park, Roxboro, Scarboro, South Calgary and Sunalta.

forced upon us by the Covid-19 pandemic. Instead of using the cover of the pandemic as an excuse for insufficient public discussion and consultation to enact these far-reaching planning changes, the City should act to use this pause to undertake a meaningful and thorough review of the Guidebook with real public consultation. There are no compelling reasons to rush this through the Council immediately. The City, the inner-city communities and Calgary citizens will all benefit from increased efforts at building trust, overcoming identified problems, identifying the Guidebook's opportunities and providing greater certainty as a result of the enhanced bi-lateral discussion.

There is an opportunity to bring about positive change through the Guidebook but only after real and meaningful public consultation has considered valid local concerns and addressed additional protections within the Guidebook. Up until now, it appears that the City Planning department has dominated the preparation of the Guidebook without any meaningful citizen input leading at least one news article to observe that:

“To most citizens, the 147-page document might come across like a dictionary of planning jargon.” (<https://www.cbc.ca/news/canada/calgary/city-council-planning-guidebook-1.5484600>)

We have the time and the ability to facilitate a useful and transparent discussion in order to reach an accommodation that restores trust in the process. Until we have had a fair and fulsome discussion in order to arrive at, in the City’s words, “Engage – Meaningful dialogue. Informed decisions” I ask you to adjourn consideration of the Guidebook and implement a meaningful public engagement process.

I would like to speak to this matter at the May 5, 2021 meeting of the Planning and Urban Development Committee.

Yours truly,

A handwritten signature in blue ink, appearing to read "S. Miller", with a horizontal line underneath.

Scott R. Miller
cc: Mount Royal Community Association

**Patricia McCunn- Miller
1950 13th. Street S.W.
Calgary, Alberta, T2T 3P6**

April 25, 2021

Councillor Woolley (Ward 8), the Mayor and all City Councillors

Re: Opposition to approval of the Guidebook for Great Communities in its present form

Via email to caward8@calgary.ca themayor@calgary.ca, councillorsweb@calgary.ca,
cityclerk@calgary.ca

I am writing to request that the Mayor and all City Councillors delay approval of the Guidebook. Calgarians need to be able to review and understand a complete document; they need confidence in both the document and the process to create it. I urge Councillors to allow the necessary time to meaningfully engage with all Calgarians so together we can get the Guidebook right.

- The Guidebook is not ready to be presented to Council for approval; it should be provided to Council for information only
- It is patently unfair that proposed amendments will not be made public prior to the deadline for written submissions to the PUD
- The recommended Guidebook amendments must be reviewed in a city-wide collaborative consultation
- Council should not approve an amended Guidebook, but should direct Administration to report back with a city-wide plan, timeline and budget for review and public engagement

I am asking you to do so because:

Consultation - There has not been sufficient or meaningful public consultation with citizens concerning the substantive and far-reaching impacts of the Guidebook,

Housing Forms and Mature Neighbourhoods -The Guidebook is too vague and does not properly recognize a category of "urban form" for single-detached homes (R1), and duplex homes (R2) which is necessary to stabilize single-family detached and duplex home neighbourhoods. A Conservation Residential Intensity would support contextually sensitive redevelopment with existing low density residential forms in mature neighbourhoods.

Loss of an Effective Local Community Voice for Planning - The Guidebook virtually eliminates existing Community Area Redevelopment Plans and diminishes local representation in critical neighbourhood planning decisions,

We have the Time to do this Right –Calgary is in an unprecedented period of pause due to both the economic downturn and the pandemic. There is no compelling reason to rush the Guidebook through approval. We have the time to conduct proper consultation and move forward with a trusted and improved plan.

I agree that there are many elements of the Guidebook that are positive and progressive and should be implemented. However, until several serious concerns have been addressed, the Guidebook should not be approved. It needs more consultation and active consideration of amendments. As a citizen of Calgary, I want the real opportunity to be informed about community development and to become engaged in shaping the future of our communities. I do not want municipal government and planners to decide what they think is best and impose those perspectives through the Guidebook, without having meaningfully engaged with citizens. These changes impact every aspect of our daily lives and our homes and we should be at the table.

Meaningful Engagement and Procedural Fairness

Concern over the lack of public awareness and the lack of consultation on the Guidebook is widespread, as evidenced by the submissions (written and oral) to the Guidebook public hearing (March 22-24).

A well-executed public engagement will rebuild the trust that has been lost due to the lack of transparency in this process. Collaborative public consultation will serve to share critical information, solicit constructive feedback to enable improvements, and help promote a more informed decision regarding both the positive and concerning elements of the Guidebook.

When communities speak, the City comes away with a clearer sense of public priorities and other options to achieve successful outcomes. The recent “What We Heard” sessions conducted by the City were compressed into one week so that Administration could turnaround reports back to Council under an unreasonable, self-imposed, deadline. Furthermore, these “stakeholder engagement” sessions were restricted to parties that had participated in the public hearing; no other public participation was scheduled or permitted. This further constrained public input and was ultimately not designed to be a collaborative engagement, but rather a check off the box exercise prior to preparing the reports to PUD.

The reports from Administration, including recommendations on amendments to the Guidebook, will be publicly posted sometime on April 30, 2021, two days **after** the deadline for public submissions. PUD convenes on Wednesday May 5th, only 2 business days **after** public posting of the reports, including recommended amendments. Concerned Calgarians will be severely limited in the amount of time to review, understand, share and assess the impacts of these reports and recommendations. How can citizens submit their feedback and comments about the Guidebook reports, before they even see the reports?

The substantive and recurring theme from the public hearing in March was the urgent need for engagement, transparency, and openness in the creation of the Guidebook. City Council

impaired this by rushing the process to an artificial May 5th PUD meeting deadline. Given that the City's reports and recommendations will not be released publicly until after we submit our letters, I question how Calgarians can reasonably review proposed amendments prior to the PUD meeting? How can Council, in good conscience, intend to approve the amended Guidebook, without robust city-wide public consultation?

Ongoing Issues for Public Engagement:

Citizens need to be actively consulted on concerns including, Local Area Plan process, Neighbourhood Local, Neighbourhood Connectors, Urban Forest and Parks and Greening the City, and Heritage.

Neighbourhood Local

Development pressures are eroding the homes and streetscapes of Calgary's mature neighbourhoods. We need to add density appropriately in ways that consider our heritage, green spaces, and urban trees and preserve those neighbourhoods' particular and unique aspects. Although the Guidebook's stated goal is to locate more intense development near transportation and commercial centres, the Guidebook does not prevent developers from spot up-zoning and building multi-residential buildings throughout residential neighbourhoods. This is an issue that can and should be amended in the Guidebook.

There are other options to encourage beneficial urban density before we actively promote it in single-family and duplex residential neighbourhoods. The downtown core should be a focus for support and improvement. The City's demographic information for the Guidebook is mostly circa 2015. Since that time, Calgary has experienced a significant economic downturn in the energy sector and the Covid-19 pandemic – factors that are not considered in the Guidebook. The downtown vacancy rate has hit 12 million square feet. City lots and brownfield locations can provide for increased density for decades to come without impinging on mature neighbourhoods. Let's concentrate densification around existing commercial and transportation areas and let's allow communities to determine contextually sensitive densification in their established neighbourhoods.

During the height of the Covid-19 lockdown last summer, I noticed many people who walked by my house daily. Some told me that they lived in condos and apartments in the Beltline but liked to walk or run through my neighbourhood because car and bike traffic was less and therefore safer, the sidewalks were less crowded, and the green space, trees and birds were calming. Access to green space and to neighbourhoods with a growing urban forest and canopy is beneficial for all Calgarians. We need to conserve these beneficial aspects through contextually appropriate redevelopment in mature, stable single-detached and duplex home communities.

Loss of Local Planning Input in the LAP

The new Local Area Plans (LAP) establishes only one plan for multiple communities (7 to 16 communities). The LAP will replace our existing community-based area redevelopment plans designed to reflect the unique aspects of many mature communities. The LAP dilutes

the local input of individual communities and does not provide policies to protect "community character" and erodes the ability to object to inappropriate densification and massing. The Mount Royal ARP conducted in the late 1990s was a deep community consultation with many hundreds of interviews and consultations. The proposed LAP should not displace the detailed ARPs and should focus on shared services.

My neighbourhood, which has a unique character and historic dwellings tied to the very beginning of Calgary's history, will no longer have a meaningful voice. As a part of the proposed West Elbow Local Area Plan, it will be lumped in with 15 other communities, city planners, developers, builders and business owners. Its unique characteristics will be lost, ignored or drowned out. This is a genuine and critical concern for established neighbourhoods like mine. If passed, I understand that the Guidebook will be in operation before the City's updated heritage policies and the Established Areas Growth and Change Strategy are in place. For many established neighbourhoods permitting increased density development under the Guidebook before having in place thoughtful heritage protection will lead to the loss and destruction of irreplaceable buildings, trees, green space, and streetscapes.

The loss of community input due to the proposed composition of the LAP and the incorporation of heritage protection needs to be addressed before the Guidebook is implemented.

We Have the Time to Do This Right

Calgary is experiencing a unique pause right now, impacted financially by years of hardship in the energy sector and held virtually immobile by the social, commercial and cultural interruptions forced upon us by the Covid-19 pandemic. Instead of using the cover of the pandemic as an excuse for insufficient public discussion and consultation to enact these far-reaching planning changes, we need to use this pause to undertake a meaningful and thorough review of the Guidebook with real public consultation. There are no compelling reasons to rush this through the Council immediately. The City and Calgarians will all benefit from increased efforts at building trust, overcoming identified problems, identifying the Guidebook's opportunities, and providing greater certainty as a result of the enhanced bi-lateral discussion.

There is an opportunity to bring about positive change through the Guidebook but only after real and meaningful public consultation to identify valid local concerns and add needed protections to the Guidebook.

We have the time and the ability to facilitate a useful and transparent discussion in order to reach successful amendments that restore trust in the process. I ask for your assistance to pause the current process and enter into a renewed, City-wide discussion.

Yours truly,

Patricia McCunn-Miller



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)	Patricia
Last name (required)	McCunn-Miller
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Standing Policy Committee on Planning and Urban Development
Date of meeting	May 5, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	written 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)	Mark
Last name (required)	Andreychuk
What do you want to do? (required)	Request to speak
Public hearing item (required - max 75 characters)	"Guidebook for Great Communities" (the "Guidebook")
Date of meeting	May 5, 2021

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

Topics for presentation:

1. Local Area Plans vs Neighborhood Community Associations
2. Standing Policy Committee on Public and Urban Development, long term accountability and continuity concerns with 5 members of the 7 not seeking re-election. This seems to be a very large issue, that is probably better served as an election issue, after all if the public can vote on the Olympics, why not on something such as this Guidebook which is a 100X more important to Calgarians.
3. Public consultation of technical impacts (ie. available reports) water/sewer/electrical/nat gas/phone/internet, parking, sight lines, drainage, tree and foliage deforestation, shadowing, noise abatement, potential residential tax or property value compensation
4. Social distancing is driving people currently to lower density environments in many jurisdictions, what information/data is available supporting Calgary City Planning Department that this trend is opposite of trends already well documented. Working from home is gaining popularity with the new generation in adequately lower density environments.
5. Calgary has many high density considerations, ie the downtown high rise core. What is the timeline for the depletion of this infrastructure already in place which can be rezoned to residential without or very little impact. Where is this information?
6. What data source is the City using with respect to growth in Alberta? What is the timeline curve on this growth and why or what is driving that growth?



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-
7. Pending the City has a business plan to attract new business to Calgary, what study has been done to conclude new executives re-locating to Calgary do not have a desire to live in single dwelling communities close to the core.
 8. Has a study been done on with the young, who aspire to work hard and one day be in a position to achieve their many desires, one of which may well be owning a single dwelling home close to the core in Calgary. Have we asked them, if so is there a report or pole on their views?
 9. Additional items may be contemplated before the 5th.

As I understand it, there are only 5 minutes per individual to speak, so my focus will be on one or two of the items presented above, in the meantime we will do more research on the Public material/data which seems very limited or hard to locate to properly (with solid technical certainty) answer these concerns at this time.



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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)	Rilda
Last name (required)	Aiello
What do you want to do? (required)	Request to speak
Public hearing item (required - max 75 characters)	I think the Guidebook is being pushed through too quickly.
Date of meeting	May 5, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	



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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)	ross
Last name (required)	mikkelsen
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Land Use Redesignation Highland Park Bylaw 62D2021
Date of meeting	May 10, 2021

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

As the neighbour doing business immediately to the North and East of the proposed site, we have some concerns:

- ~ We think 14 metres is too tall. As you are aware, that piece of land is the highest point on the block. A 14 metre structure on that land would be overly imposing and be out of synch with the rest of the community.
- ~ A parking relaxation is not warranted. Adding as many as 11 extra vehicles to the street is unreasonable and will cause friction on the street. This development should have to abide by the existing parking guidelines that everyone else abides by.
- ~ The land in question has never been developed. It slopes gradually both to the North and East. Between our property and this land, on the Eastern border, there is a sturdy retaining wall that has been performing admirably for approximately 50 years. We are concerned that the challenges of building an extra-tall, extra-dense building on a lot without rear access will cause havoc with that retaining wall and the fence attached to it.
- ~ In the application by Norr, they state of the neighbouring properties:
 - ~ North: "....currently vacant": - While there is no building on this parcel of land, we use it for storage and vehicle movement daily. It is not vacant.
 - ~ Northeast: "...contains automotive service": - Not true. We use this building for storage. There has never been an automotive service business in that building.
 - ~ East: "...Contains Barbecues Galore grill store and small BBQ takeout": I



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City Clerk's Office

think that they're implying there's a restaurant on site. There isn't.
~ The lack of proper research into the neighbouring properties is concerning. If that is the level of due diligence they are going to bring to the project, we are worried about the project's long term fit with the community.

Thanks
Ross

From: Hillary Kernahan [<mailto:hkernahan@shaw.ca>]
Sent: Sunday, April 25, 2021 12:39 PM
To: Councillor Web <CouncillorWeb@calgary.ca>; Office of the Mayor <TheMayor@calgary.ca>; City Clerk <CityClerk@calgary.ca>
Subject: [EXT] Opposition to the Guidebook for Great Communities

Good Afternoon,

Please find attached a letter stating my opposition to the Guidebook for Great Communities.

If you have any questions, please feel free to contact me directly.

Regards,

Hillary Davidson
403-813-9944

6628 Law Drive SW
Calgary, Alberta, T3E 6A1
Email: hkernahan@shaw.ca

April 25, 2021

Re: Opposition to the Guidebook for Great Communities

Dear Mayor Nenshi and City Councillors,

As a native Calgarian and current home-owner in the City I wanted to express my opposition to the current form of the Guidebook for Great Communities.

As you can appreciate, having a full-time job, taking care of my family and maintaining my home, all while trying to navigate the issues we are all facing with the COVID pandemic, has left very little time to find out about, and even object to, the proposed Guidebook.

I value the opportunity to live in a community that supports single family homes with the space and character that is conducive to raising a family. The Guidebook risks seriously eroding, and even destroying, the unique characteristics of many of the great communities in Calgary, that make the communities what they are and Calgary the great City that it is.

I recognize the Guidebook is being reviewed by the Planning and Urban Development Committee on May 5th and encourage them to ask the City Planners to revise the Guidebook so that it better protects the unique character of existing communities including the "look and feel" of single-family home communities which we as young professionals in our early 30's want to live in. Increasing density in these communities is not something we want to see, nor the types of communities we want to live in, and we look forward to you protecting these communities for us now, and into the future.

I implore you to reconsider pushing forward with approving the Guidebook in its current form and instead revise it to better address the needs of us, and other Calgarians, who call this City home.

Sincerely,



Hillary Davidson
403-813-9944

Dear Mayor Nenshi and City Councillors:

Re: Item 8.2.1 Guidebook for Great Communities PUD2021-0015

I am writing as a resident of University Heights in response to information that has been evolving since last week. I wish to enter my objection to the proposed amendment to section 2.8 as posted by Councillor Gondek on her twitter account on March 17, 2021. We moved to University Heights in 2018 from West Hillhurst, just down the hill. We lived in a relatively small house that steadily became dwarfed by behemoths, resulting in a dark and depressing neighbourhood. We intentionally moved to a bright and sunny area in the same general vicinity where we spent a significant amount of money renovating an existing house rather than tearing it down. We are deeply saddened to think the same process will be repeated here and we will be forced to move again, likely leaving the Calgary area completely. We like the fact that the neighborhood includes duplexes and some apartment buildings which we feel contribute positively to the overall feel of the district, however, a key component in our decision to move to our current location is the existing covenant blocking the large infill type of development. We are especially offended that Council is asking for significant sums of money to convert the deserted downtown core while forcing high density housing on us. There is clearly plenty of space available, and we see no need to destroy our neighborhood in order to fulfill what appears to be an abstract and misguided vision for the future of Calgary.

Specifically, item k) could eliminate most of University Heights from the proposed single-detached policy area as many of our single-detached homes are:

- i) within the 600 m radius of BRT stations on 16th Avenue NW adjacent to the Stadium Shopping Centre site, and on McLaurin Street adjacent to Alberta Children's Hospital;
- ii) near or adjacent (exact distances are not defined in the amendment) to the Major Activity Centres (Foothills Medical Centre, University of Calgary, Alberta Children's Hospital and University District). The Stadium Shopping Centre was characterized as a Neighbourhood Activity Centre; UH is adjacent to the Foothills-McMahon area where new planning engagement has just commenced; and
- iii) there are single family dwellings parallel to 24th Avenue (arterial street) and on Usher Road adjacent to University Boulevard (parkway); there is no indication which other neighbourhood roads could end up being included given the traffic issues UH has experienced since 1988.

The existing (January 4, 2021) wording for Zone B communities (page 49) could also result in most of University Heights being limited to higher intensity, high density residential forms.

I urge you to reconsider the wording on page 49 in the current Guidebook and/or in any proposed amendments that include such strict criteria. Communities need to be able to decide what meets their unique context. Anything less would reduce confidence in future LAP process for this area.

Sincerely,
Alan and Isabelle Ayasse

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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)	Susan
Last name (required)	Roskey
What do you want to do? (required)	Request to speak
Public hearing item (required - max 75 characters)	PUD, What We Heard report based on GB for Great Communities
Date of meeting	May 5, 2021

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

March 22 -24 Public Hearing where Council had the opportunity to listen for three days from Calgarians with concerns and recommendations to improve the GB. Consistent messaging to the council was there has been a lack of public engagement, a lack of awareness and transparency on what the GB truly means for all communities. Council directed administration to report on 'what we heard' on May 5th at the Standing Policy Committee on Planning and Urban Development. The GB is a complex and often confusing guide that is not understood by communities but will affect every community within Calgary for decades to come. Council SHOULD NOT approve any amended GB in any form until there has been meaningful and substantial city-wide PUBLIC engagement so that everyone understands how the GB will affect their communities and can participate in proposing the substantive amendments that are needed and can be consolidated with full public involvement ti neighbourhood local and neighbourhood connector, urban forestry, heritage and the Local Area Planning Process. Council and Administrative need to be accountable. The initial North Hill trial has been a dismal failure. LEARN FROM THIS AND LISTEN TO THOSE WHO ELECTED YOU.



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) W. Brett

Last name (required) Wilson

What do you want to do?
(required) Request to speak

Public hearing item (required -
max 75 characters) This process is rushed and should not be reviewed by the current council.

Date of meeting May 5, 2021

Comments - please refrain from
providing personal information in
this field (maximum 2500
characters) This process is rushed and should not be reviewed by the current council given that half of the current council is retiring this fall. My clear advice is slow down, breathe and reload for this time next year. I have no problem with a guide book in principal.

RE: Guidebook for Great Communities

To Mayor Nenshi and Calgary City Council

I am deeply concerned about how the proposed changes outlined in the City of Calgary's Guidebook for Great Communities will impact my neighbourhood of University Heights. The Guidebook is confusing, unclear and potentially could have a profound impact on my neighbourhood. Many of you support the Guidebook but I think that it is time that you realize that many if not most Calgarians are confused by it and are against it! I should hope that this matters to you and our other elected officials!

I am also exasperated by the lack of public consultation. I saw the same response from this City Council with respect to secondary suites. I attended those hearings and while most participants in the meetings were overwhelmingly against the changes, the City could not have cared less as the Mayor and Council had an obvious agenda.

These fundamental changes proposed in the Guidebook are important to the life in our city so why doesn't the City of Calgary reach out to its citizens in a more comprehensive way. Why not present the Guidebook in the upcoming municipal election and allow the electorate to voice their concerns and make a democratic decision? Only then will you have a mandate to proceed. It is not up to a few elected individuals and bureaucrats to force major changes on the electorate of Calgary. It is up to the citizens of Calgary to decide the future of their community.

The Guidebook allows densification to occur anywhere in our neighbourhoods. After years of building less than quality homes and promoting sprawling neighbourhoods by extending the boundaries of Calgary all the while eating up valuable agricultural land, the City of Calgary now seems determined to densify and change forever the nature and quality of life in existing communities. I understand the need to stop the sprawl but if the City is to densify, then let's have comprehensive and inclusive discussions first and then give a chance for the electorate to voice our preferences with our votes.

I am also concerned at the complete disregard for and the lack of acknowledgement and respect for our historical restrictive covenants in the Guidebook. The restrictive covenants which blanket many inner city neighbourhoods preserve the original, historical vision for our communities. These covenants are legal contracts attached to our homes and they are binding between the people of our neighborhood. The covenants have protected the fabric and culture of the University Heights community and many others. Who are you to decide otherwise? City bylaws do not supersede restrictive covenants and the Guidebook should recognize them instead of setting the City and its citizens up for costly and lengthy legal battles. This will be important for the success of the Guidebook for all communities. Please be aware, we the citizens of University Heights will fight to preserve our Restrictive Covenants. We raised tens of thousands of dollars and we have already won one court decision and we will continue to fight all that try to supersede our rights to a community that we want and not the one that the City's administration and the developers want.

As our elected representatives, I ask that you carefully consider the points raised in this email about the Guidebook and Restrictive Covenants. Please try to understand my concerns and those voiced by others. We the electorate deserve to be heard and our wishes understood and taken into consideration.

Respectfully yours,

Don Thomson

2944 University Place NW. Calgary, T2N 4H5

Tuesday, April 27, 2021



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First name (required) Gemma

Last name (required) Rae

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

Public hearing item (required - max 75 characters) Community Guidebook

Date of meeting

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

Dear Mayor Nenshi and City Councillors:

During the Public Hearing from March 22-24, Council listened to three days worth of speakers with a great number of concerns and recommendations to improve the Guidebook. A common theme was the lack of engagement, awareness and transparency on what the Guidebook truly means for residents and communities.

There were no Guidebook amendments presented to the public between the March 22-24 public hearing and the April 28th deadline for written submissions to be published on the agenda for the Standing Policy Committee – Planning and Urban Development (PUD). Further, Administration's report to PUD will not be available online to the public until Friday April 30th. This is two days after the deadline for written submissions.

Council gave direction "to receive and consolidate proposed amendments submitted by members of Council and the public for review and consideration for Administration". Council also directed Administration to report to the May 05 Standing Policy Committee on Planning and Urban Development committee meeting with a "What We Heard" report based on the Guidebook for Great Communities Public Hearing 2021 March 22-24 "and proposed recommended amendments to the Guidebook for Council consideration, engaging with stakeholders as needed, with public participation in the committee meeting".

The consolidation of amendments from the public is a necessary first step in involving Calgarians in proposed amendment recommendations to the Guidebook. However, we



Public Submission

City Clerk's Office

emphasize that meaningful public engagement on substantive amendments is still needed, particularly for sections such as: urban form categories (neighbourhood local & neighbourhood connector), urban forestry, heritage, and the Local Area Planning process, as well as others.

The Guidebook represents a major evolution to planning that will directly affect every community within our City for decades to come and it must not be rushed. PUD should not recommend that Council approve an amended Guidebook and Council should not approve an amended Guidebook, in any form, until there has been City-wide public engagement on proposed Guidebook amendments.

We, the undersigned communities, want you to take the time needed to get this right.

Sincerely
Gemma Rae



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First name (required)	Jane
Last name (required)	Virtue
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	PUD Meeting: Guidebook for Great Communities
Date of meeting	May 5, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	It is difficult to provide a written submission for the PUD meeting May 5 given that the deadline is April 28 and the "What we Heard" information will not be released until April 29, after the deadline.



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First name (required)	Guy
Last name (required)	Buchanan
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	PUD meeting regarding the Guidebook
Date of meeting	May 5, 2021

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



Co-Star Consulting Ltd.
1036 Kerfoot Crescent S.W.
Calgary, AB, T2V 2M7

April 28, 2021

The City of Calgary
P.O. Box 2100, Stn. M
Calgary, Alberta T2P 2M5

Attention: **SPC on Planning and Urban Design, May 5, 2021 Meeting**

Councillor Gondek, Chair
Mayor Nenshi
City Councillors
City Clerk

Dear Councillor Gondek:

Guidebook requires amendments to align with MDP and City Housing Demand Forecast

Having been involved with the development industry for over forty years, I offer the following comments on the Guidebook for your consideration.

The proposed Guidebook for Great Communities (Guidebook) has called for increased densities in established neighbourhoods to meet MDP targets for a more compact city. However, the Guidebook, as proposed, does not fully align with the MDP or the Established Areas Growth and Change report (City of Calgary 2016).

The MDP, which had extensive public engagement and support was approved in 2009. Its principles and objectives still ring true today. The Guidebook, which purports to help implement the MDP, does not fully align as follows:

Section 2.2.1 of the MDP, states:

VIBRANT AND TRANSIT-SUPPORTIVE MIXED-USE, ACTIVITY CENTRES AND MAIN STREETS

“Focusing the most intensification to defined areas provides more certainty to the development and building industries and makes redevelopment more predictable for existing communities by lessening the impact on stable, low density areas.”

Further; Section 2.3.2 of the MDP, reads as follows:

RESPECTING AND ENHANCING NEIGHBOURHOOD CHARACTER, Policies

- a. Respect the existing character of low density residential areas, while still allowing for innovative and creative designs that foster distinctiveness.*
- b. Ensure an appropriate transition of development intensity, uses and built form between areas of higher and lower intensity, such as low-density residential areas and more intensive multi-residential or commercial areas.*
- c. Ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern.*
- d. Ensure that the preparation of local area plans includes community engagement early in the decision making process that identifies and addresses local character, community needs and appropriate development transitions with existing neighbourhoods.*

The Guidebook currently conflicts with these policies. The one-size-fits-all template for densification of single-family neighbourhoods violates all four policies. **The amendments proposed via the “General Citizen Amendment Themes” submitted to PUD, would bring the Guidebook into alignment with the MDP. Please consider adopting these proposed amendments. (A summary of the amendments is attached to this letter.)**

And according to the Established Areas Growth and Change report (City of Calgary 2016), the disruption of single-family neighbourhoods to meet the MDP densification targets, is totally unnecessary.

The Established Areas Growth and Change report, page 5, suggests we need to build 90-100,000 more units in the Developed Area of Calgary to meet the 2039 MDP densification target of accommodating 33 percent of the city’s population growth. However, the same document states later that we only need 70,500 units to meet 2039 densification target of 33% (page 29). The latter projection of 70,500 seems to be the target used extensively in the document.

The report, which needs updating, concludes that there is potential for 28,400 new units on vacant land within the “Developed Area”, plus an additional 28,800 new units on underutilized land, for a total of 57,200 units (64% of the MDP target). Only 13,300 additional units are required to meet the MDP’s 2039 target.

This report did not consider the following:

- (1) The urgent need to concentrate residential development adjacent to downtown to kickstart a revitalization. Allowing densification everywhere dilutes the focus needed to support a vital city centre.
- (2) The benefits of focusing density on nodes and corridors after downtown is revitalized.
- (3) The addition of residential capacity in underutilized commercial districts, including areas that are now less impacted by the AVPA.
- (4) The addition of permitted basement suites in all single-family land use districts (a change since the report was produced).
- (5) Opportunities to add density via TOD's along the Greenline.

It is also important to realize that the average annual population increase in the 5 years prior to 2016 was 31,880 people per year. The average population growth in the 4 years prior to 2020 had dropped to 13,669 people per year. It is clear that the 2039 demand expectations were substantially over estimated. Thus the 70,500 units required in the developed communities by 2039 will be far above what is necessary to meet the MDP's 33% figure.

While not all the potential for new units on vacant land, or new units on underutilized land may materialize, further quantitative analysis is required to identify market acceptable opportunities. It does seem however that the addition of units in single-family districts is not only unnecessary, but contravenes the policies of the MDP.

In conclusion, there is no statistical rationale to justify suggested Guidebook densities in developed single-family areas of Calgary. In fact, the Guidebook will undermine two key principles of the MDP, which are:

1. Focus densification on transit-supportive mixed-use, activity centres and main streets.
2. Ensure long-term stability and preservation of character of existing low-density neighbourhoods, ensuring no dramatic contrasts in physical development patterns.

These are my personal views as an industry expert, ratepayer, and elector.

Thank you,

Guy Buchanan

Guy Buchanan, P.Eng., P.E. | President
Co-Star Consulting Ltd.
C 403.589-6701 | T 403.212-8990
Guy@Co-Star.ca

Appendix A attached: **General Citizen Amendment Themes**

Appendix A

General Citizen Amendment Themes

Appropriate, Thoughtful, Focused Redevelopment

We generally agree with the Municipal Development Plan and the Guidebook, that Calgary needs some densification and more housing choices in some parts of Developed Calgary. We understand that this densification means that some existing houses or duplexes will be replaced with higher density forms such as rowhouses and larger, taller multi-unit buildings.

The Citizen amendments attempt to ensure that the densification occurs where it makes sense and not at the expense of our mature neighbourhoods.

Lack of Clarity and Certainty

Many of policies in the Guidebook are unclear, confusing, and open to different interpretations. Many of the proposed amendments are revisions to add clarity and certainty.

Stronger Community Consultation

The implementation of the Guidebook policies will be through the creation of Local Area Plans (LAP).

The Citizen amendments are aimed to strengthen meaningful community consultation in the LAP process, and that specific policies will only be applied as identified through the LAP process.

Conservation of Existing Low Density Mature Residential Neighbourhoods, Heritage, and Urban Forests

The Guidebook does not adequately acknowledge the value of Calgary's existing low density neighbourhoods and their contribution to heritage and urban forests. It does not acknowledge that there are negative consequences to poorly planned redevelopment.

The Citizen amendments attempt to ensure that residents are consulted and have a strong voice in deciding what parts of their neighbourhood will be densified, and what parts of their neighbourhoods will be conserved.

About the Guidebook, Principles and Goals

These revisions add some statements regarding Heritage Resources, Identity and Place.

Section 2.2 Local Area Plan Content Policies

Section 2.2 policies set out how the Local Area Plan content and process will implement the Municipal Development Plan.

Though technically the process for the North Hill Communities Local Area Plan was initiated before the Guidebook was introduced, the experience, outcomes and responses have provided a number of learning opportunities. These lessons should be applied to future and ongoing LAP processes (including the NHCLAP revisions).

The proposed amendments draw from those experiences and make recommended changes to improve and strengthen future Local Area Plans, clarify how they are developed, and include stronger community consultation.

Section 2.7 Neighbourhood Connector

Section 2.7 policies set out how densification may be implemented along some streets within mature residential neighbourhoods.

The policies may allow some streets running through neighbourhoods to be designated as Neighbourhood Connector Streets. The policies may allow six story small scale commercial building or multi-unit residential buildings to be built along these streets in the middle of mature neighbourhoods.

This section is very confusing and unclear.

The proposed amendments clarify the policies. They include strong community consultation deciding which streets may be designated Neighbourhood Connector streets, what type of densification should be allowed on each block, and which blocks should conserve existing houses or duplexes.

Section 2.8 Neighbourhood Local

Section 2.8 sets out policies that will govern redevelopment in mature low density residential neighbourhoods.

The proposed amendment is a significant revision of the current Guidebook policies. It eliminates blanket up zoning and replaces it with focused redevelopment. This includes appropriate densification including sensitive and thoughtful integration of rowhouses as

determined on a community basis through the Local Area Plan process with strong community consultation.

The amendment applies the practice of separating areas of different housing types that is successfully used by the Development Industry in designing all Calgary's new subdivisions.

The amendment introduces the concept of Conservation Residential Intensity: contextually sensitive redevelopment consistent with existing low density residential forms in mature areas. It achieves this by retaining similar planning and design guidelines and rules that were used to develop these neighbourhoods and are currently being used for redevelopment.

It is expected these rules will be similar to the existing Land Use Bylaw rules that govern low density residential districts. The certainty and predictability provided by the existing Land Use Bylaw is preserved.

Section 3.8 Heritage Resources

Heritage Guideline Area Tool for Communities: Section 4.1 Heritage Guideline Area Tool

Section 4.2 Heritage Guidelines

These Sections sets out policies to conserve and enhance neighbourhoods with a concentrated grouping of heritage assets, while allowing for contextually-appropriate growth and change.

Urban Forests and Parks: Greening the City

This is a proposed new section in the guidebook.

The creation and adoption of the Guidebook for Great Communities offers the City an unparalleled opportunity to further the goals and objectives of the Municipal Development Plan for urban forest retention, protection and expansion.

Furthermore, the Guidebook provides a basis for the development of multi community local area plans that will facilitate and guide the redevelopment of established areas and direct one half of future population growth to these areas. The need for firm guidelines on park space and natural area retention, redesign, and expansion must reflect a growing population as determined in the MDP.

The North Hill Communities Local Area Plan NHCLAP draft (January 2021) includes Section 3.2.4 Greening the City. This section should be removed from the LAP and placed into the

Guidebook to ensure that all established areas can benefit from objectives and policies that support the direction of the MDP.

The proposed amendment takes the Greening the City section from the NHCLAP and rewrites as a new Guidebook section.



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)	Allan
Last name (required)	Turnbull
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	SPC on Planning & Urban Development
Date of meeting	May 5, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I wish to speak at the May 5, 2021 PUD Standing Committee meeting with respect to the Guidebook for Great Communities and to have the attached submission included in the materials provided to members of the Committee. Many thanks.

WHAT DOES PRINCIPLED PANDEMIC LEADERSHIP AND ACCOUNTABILITY LOOK LIKE?

I. City News Release

I was disappointed to read the City's March 25, 2021 news release about the recent Council process with regard to the draft Guidebook for Great Communities (the "Guidebook").

The release states in part:

"March 22's three-day public hearing of Council was the **culmination of years of public engagement** to help build the Guidebook for Great Communities ...". (emphasis added).

That statement seems to imply that broad-based consultation, engagement and debate of the draft Guidebook has taken place over the years, but conveniently overlooks the strong evident theme prevalent throughout Council's process that broad-based consultation has in fact not happened.

More importantly, that statement seems to ignore and contradict the principled leadership and accountability standard set by City Council only a year ago on April 6, 2020 when it decided to delay consideration of the draft Guidebook due to the pandemic.

If the City's statement of March 25, 2021 is accurate then why did Council decide to delay consideration of the draft Guidebook only a year ago and declare:

"Both Council and City Administration acknowledge COVID-19 is confronting Calgarians with significant challenges and concerns. Our citizens must have the ability to focus their energy and attention on these issues and themselves, at this time."

The clarity and simplicity of the principled leadership and accountability standard set by Council speaks volumes, loud and clear.

While the origin of the Guidebook may well go back a number of years, the fact remains City Council set a standard that effectively acknowledged as of April 6, 2020:

- There is a need for broad-based consultation, engagement and debate of the draft Guidebook;
- Such broad-based consultation has not yet happened; and
- Such broad-based consultation is all but impossible during a pandemic.

As a result, Council decided to delay consideration of the draft Guidebook, presumably until after broad-based consultation could effectively take place once the pandemic subsides.

The message Council sent to Calgarians a year ago is clear: you need to focus your energy and attention on the “significant challenges and concerns” that you are being confronted with in the pandemic such as your job, your family and your physical and mental health, free from any worry about the Guidebook -- don’t worry, “focus [your] energy and attention on these issues and [yourselves]”, the draft Guidebook can wait, we’ve got your back.

The City’s news release correctly observes that “Calgarians – the people who bring life to their communities – play an important role to ensure their communities stay strong through our economic recovery and thrive well into the future.” Unfortunately, that role can only be fulfilled if Calgarians are allowed to effectively do so through broad-based consultation that, by Council’s own admission a year ago, is all but impossible during a pandemic.

II. Principled and Accountable Leadership

I am not opposed to the concept of a Guidebook in principle, but I sincerely want to have it developed through a fair, inclusive and open process after broad-based consultation, engagement and debate has actually happened.

City Council seemed to share the same view when it set the principled leadership and accountability standard declared a year ago. I did not set the standard -- Council did -- but I absolutely believe Council got it right and I applaud you for your leadership.

Nothing has changed since April 6, 2020 to call into question the wisdom of Council's decision at that time. Calgary remains under a state of emergency and Calgarians continue to be confronted by "significant challenges and concerns" caused by life in a pandemic. If anything, due to the number of highly contagious and dangerous variants, the pandemic is probably even worse today than a year ago which only amplifies the stress levels of the pandemic challenges and concerns that confront and distract Calgarians today.

What I fear may have changed, though, is City Council's commitment to the principled leadership and accountability standard it declared only a year ago, as suggested by the City's March 25, 2021 news release that seems to want to rewrite recent history and ignore the standard set by Council on April 6, 2020.

Rather than the "culmination", apex or high point of years of public consultation as suggested, the City's press release seems to reflect a nadir or low point for principled leadership and accountability by a City Council that only a year ago effectively acknowledged that broad-based consultation with respect to the Guidebook had not yet happened and is all but impossible in a pandemic. City Council should be loath to back away from that principled leadership standard, particularly now.

Our Honourable Mayor Nenshi properly pleads with Calgarians to be respectful of and accountable in our behaviour towards others, and to act responsibly and readily comply with all public health and safety measures to combat the pandemic, only to have Council turn around and disregard the principled pandemic leadership and accountability standard it set for itself. A failure to lead by example -- do as we say, not as we do -- does not cast Council in a positive light.

The March 25 press release reminds us that “Calgarians [are] the people who bring life to their communities [and] play an important role to ensure their communities stay strong ... and thrive well into the future”. Indeed, public confidence and trust in Council’s decisions about the Guidebook are crucial to the success of such a major initiative that will impact the nature and character of many of our residential neighbourhoods.

That is why process matters and that is why it is imperative that broad-based consultation actually happen.

City Council demonstrated principled leadership and accountability when it decided to delay consideration of the draft Guidebook until broad-based consultation can actually take place once the pandemic abates. Clearly, now is not the time, in the midst of a pandemic, to be seen to rush through a flawed Guidebook that needs work.

I urge all Councillors to stand for, defend and promote principled leadership and accountability and defer consideration of the draft Guidebook until after broad-based consultation, engagement and debate can actually happen once the pandemic subsides. To do so, in my opinion, helps to promote public confidence and trust in Council’s words and deeds -- a legacy worthy of all Councillors and one of which you may be truly proud.

Thank you.



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)	Anne
Last name (required)	Fraleigh
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Send the guidebook back to administration for more work
Date of meeting	Apr 27, 2021

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

I am requesting that the passing of the Guidebook be delayed until Calgarians are given the opportunity for more discussion and engagement. I sat through all the hearings and listened to both pros and cons to this guidebook. I think densification is important but I don't think it has to happen in every inner city community. Not all neighborhood's need apartments and multi unit buildings. Some older neighborhoods are not set up to support densification. They don't have the schools, the roads, the access into the neighborhood to support this kind of development. Developers also don't appreciate the history in some of these neighborhoods and will not only take down mature trees but they will throw up structures that don't work with the current landscape of these older neighborhoods.

I also don't understand how a handful of council members can make decisions that effect an entire city. I also didn't appreciate how some of the elected members of council were so rude and condescending to the speakers who had waited patiently and called in to express their views during the hearings. To say some communities are racists and elitist simply because they don't want densification is ridiculous.

This guidebook needs further work.



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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)	Robert
Last name (required)	Lehodey
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	SPCPUD Meeting Agenda item relating to the Guidebook for Great Communities
Date of meeting	May 5, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

Robert Lehodey
816 – 38 Avenue SW
Calgary, Alberta
T2T 2H9

April 27, 2021

To: Members of the Standing Policy Committee on Public and Urban Development (“PUD”)

And To: The Mayor and other Councilors in Attendance

Re: PUD Meeting May 5, 2021 and the Agenda Item Relating to the Guidebook for Great Communities (the “Guidebook”)

I have registered to speak at the subject PUD Meeting and intend to do so, but I do not intend to recite the content of this letter so I am hopeful you will read it and consider the points I make.

1. Should PUD proceed with amendments to the Guidebook?

The answer is no. Given the many concerns of Calgarians expressed at the City Council meeting on March 22, 23 and 24, 2021 (the “**March Council Meeting**”) and at the five workshop sessions held by the Planning Department following that meeting the last being held April 20, 2021 (collectively the “**Workshops**”), there has been zero true engagement in connection with those concerns. To highlight that, what has happened and is apparently going to happen:

- (i) The Workshops themselves were designed to allow participants at the March Council Meeting to review a “what we heard” document prepared by the Planning Department to confirm whether the Planning Department had correctly captured the concerns of Calgarians arising at the March Council Meeting. This does not constitute engagement on the issues.
- (ii) The Planning Department is preparing a report on the Workshops (expected to be released today) which can only be a distillation of what was communicated at the five Workshops. Again, this is not engagement on the issues and concerns expressed by Calgarians.
- (iii) There is apparently a report being prepared by an independent consultant summarizing in its view as to the concerns and issues raised by Calgarians through presentations and submissions to and at the March Council Meeting. Again, this is not engagement on the issues: rather, it is a summary of concerns and issues expressed by Calgarians which will presumably substantially align with the report being prepared by the Planning Department following the Workshops referred to Item (ii) above.

What these three things do is nothing more than set the stage for genuine and real engagement on what should be an accurate distillation of the concerns and issues expressed by Calgarians – that real engagement should start now and will take time.

2. Should the Guidebook be an election issue?

Obviously yes. Given the need for further engagement and the fact that there will be significant turnover of council following the fall election and it would be appropriate and in keeping with the best interests of Calgarians for the new council members and mayor to engage with the Planning

Department and all interested Calgarians to address the concerns and issues raised in connection with the Guidebook. Such an engagement process resulting in revising and finalizing the Guidebook in whatever form it may take provides effective and valuable transition to the new council members and mayor, who will have the obligation to oversee the Planning Department and development generally in Calgary going forward in accordance with the Guidebook, in whatever form it may take. Indeed you owe a duty of loyalty to Calgarians to represent them with a view to their best interests and allowing the new council the opportunity to get up to speed and for Calgarians to further engage in the creation of a better document for planning purposes is the right thing for you to do for our City.

Thank you.

Yours truly,

RA Lehodey

Robert Lehodey

RAL:as



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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)	Tony
Last name (required)	Morris
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Planning and Urban Development (PUD) re Guidebook on Greater Communities
Date of meeting	May 5, 2021

The more that I have learned of the Guidebook, the more I am concerned about its implications. I am strongly opposed to having the Guidebook approved at this May 5th meeting without further amendments and individual community consultation. I wish to see its approval delayed until after the upcoming civic election, where candidates can set forth their positions on the Guidebook.

My principal concern is that the Guidebook will lead to changes to the City's LUB that eliminates single family dwelling building forms as its own separate category of zoning designation (currently R1). That form will be combined with other "low density" forms and in so doing, provide fewer options for a community to determine what makes it great. An attached townhouse or 8 suite block is fundamentally different for any community than a single family home. Our elected officials have said the Guidebook sets forth a recipe that can be used to bake different cakes by different communities, but this is not quite right. The Guidebook eliminates the underlying ingredients. A cake can't be baked without flour.

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

I'm also concerned about the proposal to, for community planning purposes, combine communities together to develop an LAP. The development interests of contiguous communities can be very different if not opposite. This will likely result in community squabbles that could end up not being resolved, leading to unanticipated consequences. In my view, each distinct community must be able to work with the City

ISC:

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Unrestricted

Apr 27, 2021



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directly to determine the building form mix suitable to it, that aligns with the historical expectations of its landowners.

Lastly, I do not know if the City has proposed development approaches for those areas at flood risk. It seems counterproductive to pursue a general agenda of densification in areas that will remain in some degree of flood risk, even if that is less upon the completion of the Glenmore Gates and upstream mitigation measures like SR1. To put more people in harm's way, even with reduced risk, appears to undo what the City has worked hard to do the past 8 years: protect people from future floods. We know that the Province will soon release its revised flood hazard mapping and will likely update its Floodway Development Regulation, both of which will inform this consideration. But the City could now signal its general approach to at-risk community development, in the Guidebook, and it should.



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)	Tom
Last name (required)	Kent
What do you want to do? (required)	Request to speak
Public hearing item (required - max 75 characters)	PUD Committee
Date of meeting	May 5, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Passing the bylaw adopting the guidebook makes the guidebook the de facto planning rules for neighbourhoods and ignores LAPs, thus local input. Presumably registered restrictive covenants trump such planning, but this is never discussed. Lastly, five retiring councilors and a retiring mayor ought to recuse themselves from this important issue.
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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)	Denise
Last name (required)	Ross
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	Denise Ross
Date of meeting	May 5, 2021

April 28, 2021
The City of Calgary
Standing Policy Committee on Planning & Urban Development
800 Macleod Trail SE
Calgary, AB T2P 2M5

Attention: Chairperson, Councillor Jyoti Gondek
Mayor Nenshi - Ex-Officio
City Councillors

Comments - please refrain from providing personal information in

Madam Chair,
We, the undersigned, respectfully request the Standing Policy Committee on Planning and Urban Development (SPC) recommend that City Council refer the proposed amendments to the 'Guidebook for Great Communities' back to Administration to allow time for full consideration of the Guidebook amendments and the recommendations of a 'Statutory vs. Non-Statutory Guidebook' by the public.
There were no Guidebook amendments presented to the public between the March 22-24 public hearing and the April 28th deadline for written submissions for inclusion in the published SPC agenda.
Further, Administration's report to SPC on the: March 22-24 public hearing 'What We Heard Report'



Public Submission

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this field (maximum 2500 characters)

The recorded 'April 14-21' Public Engagement Sessions
 The findings and recommendations for a 'Statutory vs. Non-Statutory Guidebook'
 The recommendations of 'Proposed Guidebook Amendments'
 will not be available to the public until Friday April 30th. This is two days after the dead-
 line for written submissions for inclusion in the published SPC agenda.
 How can residents, taxpayers and communities submit their feedback and comments
 about the Guidebook recommendations, before they even see the report and
 recommendations.
 Calgarians deserve to be heard, involved and represented effectively by our elected
 City Council. As the Guidebook amendments and the recommendations for a Statutory
 or Non-Statutory Guidebook have not been shared with the public for full consider-
 ation, it is incumbent on Council to return the Guidebook amendments and recommen-
 dations to Administration until the public are consulted and qualified to provide public
 response.
 Calgarians do not want an incomplete document approved in haste. Please allow the
 time needed to get the Guidebook right.

Respectfully,
Denise Ross

April 28, 2021

The City of Calgary
Standing Policy Committee on Planning & Urban Development
800 Macleod Trail SE
Calgary, AB T2P 2M5

Attention: Chairperson, Councillor Jyoti Gondek
Mayor Nenshi - Ex-Officio
City Councillors

Madam Chair,

We, the undersigned, respectfully request the Standing Policy Committee on Planning and Urban Development (SPC) recommend that City Council refer the proposed amendments to the 'Guidebook for Great Communities' back to Administration to allow time for full consideration of the Guidebook amendments and the recommendations of a 'Statutory vs. Non-Statutory Guidebook' by the public.

There were no Guidebook amendments presented to the public between the March 22-24 public hearing and the April 28th deadline for written submissions for inclusion in the published SPC agenda.

Further, Administration's report to SPC on the:

1. March 22-24 public hearing 'What We Heard Report'
2. The recorded 'April 14-21' Public Engagement Sessions
3. The findings and recommendations for a 'Statutory vs. Non-Statutory Guidebook'
4. The recommendations of 'Proposed Guidebook Amendments'

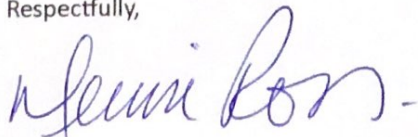
will not be available to the public until Friday April 30th. This is two days after the deadline for written submissions for inclusion in the published SPC agenda.

How can residents, taxpayers and communities submit their feedback and comments about the Guidebook recommendations, before they even see the report and recommendations.

Calgarians deserve to be heard, involved and represented effectively by our elected City Council. As the Guidebook amendments and the recommendations for a Statutory or Non-Statutory Guidebook have not been shared with the public for full consideration, it is incumbent on Council to return the Guidebook amendments and recommendations to Administration until the public are consulted and qualified to provide public response.

Calgarians do not want an incomplete document approved in haste. Please allow the time needed to get the Guidebook right.

Respectfully,





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)	Alison
Last name (required)	Braaten
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	SPC on Planning & Urban Development
Date of meeting	May 5, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please refer to the attached letter in opposition to the Guidebook for Great Communities

2011 Ursenbach Road NW
Calgary, AB T2N 4B7
Alison.braaten@gmail.com

April 27, 2021

Mayor and Councillors
City of Calgary

RE: Guidebook for Great Communities (the “Guidebook”)

I have been a homeowner in the University Heights Community for over 20 years. I am opposed to the guidebook for the following two reasons:

- The elimination of the current zoning R-C1
- The densification of the community surrounding University Heights

The current R-C1 zoning allows for the development of **single-family** homes in University Heights. Our community association has fought long and hard to maintain our single-family home status. The Guidebook suggests great communities are “varied, inclusive and affordable”. University Heights is flanked on the South East corner by a large development of apartments, duplexes and four plexes. I sold my home in 2015 and rented for 18 months, prior to purchasing another University Heights home. I returned to University Heights because the core of my small neighborhood is lined by streets filled with single-family homes.

Our University Heights community must be protected by the densification occurring around us which includes such developments as University District, the Foothills Athletic park, and the Stadium Shopping Centre redevelopment. If we do not protect the current zoning in our community, we will be swallowed up by the surrounding developments as they push and develop into the community.

Sincerely,



Alison Braaten



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)	AI
Last name (required)	Barber
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	PUD meeting May 5th - Guidebook Opposition
Date of meeting	May 21, 2012
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

I currently live in a detached infill in Mt. Pleasant. I have lived in other areas, and other housing types, over 2 decades in Calgary. I have been very frustrated by this process over multiple years, but done my best to participate in it. I still believe that public awareness is dismal, understanding is low, and the process is terrible. Everything I say today, I have said before, often repeatedly, but I have yet to see any major concessions from the City. Rather it always seems to be marching closer to approval. I am exhausted and sick of fighting but I hope perhaps this time it'll be different. Below is my Guidebook and North Hill Communities Local Area Plan (NHCLAP) wish list complete with justifications:

1. This Guidebook and NHCLAP are discarded
 - I no longer think these documents can be salvaged
 - These documents were created in isolation by the City for the City, with a predetermined goal and outcome
 - As a result, they are written very one-sided towards intense and rapid densification
 - Considering the starting point, even if the City grants a few token concessions, the documents would still be 98% original
 - A big win for the Guidebook team is a big loss for Calgarians
2. If discarding these documents does not occur, then additional years for review and significant amendments will be needed
 - It is impossible to fully understand what is going on here, without reading several hundred pages (NHCLAP 89p, Guidebook 131p, MDP 171p, Land Use Bylaw 1026p)
 - Only recently have these documents gotten the slightest attention by the broader population
3. Citizens vote on the final Guidebook document
 - These documents are proposing huge changes
 - If we could vote on the Olympics bid we should be voting on this
4. A better and fairer process for Guidebook and LAP creation
 - The City has huge advantages in information and manpower. They designed and control the entire process. This includes the language, terminology, definitions, the timeline, and they are the gatekeepers of content and participants
 - The City has also benefitted from some combination of Calgarian's trusting nature, lack of time, and short attention spans
5. Trust restored
 - The City has not been honest about the true impact these documents will have
 - Only a reset, time, and some new faces will restore this
6. Misinformation eliminated

- Constant, specific, and obvious terminology that is consistent across related documents is needed
 - The City likes to claim others introduce misinformation but I say the City is the worst culprit
 - Just because you don't agree with someone does not mean they are causing misinformation
 - Your "Myths" webpage perpetuates misinformation based on what it doesn't say
 - The Guidebook alone may not lead to minimum R8 zoning city-wide, but together with the other completed documents it will, and the fact that I've said it publicly and was not corrected proves it
 - Likewise, these documents will threaten low-density areas as soon as they take effect because economics dictate that developers will almost always build as many units as possible to maximize profit – true it's possible to build an R1 home on an R8 zoned-property, but few will
7. Genuine engagement
- It feels like the City has been trying to not draw attention to these documents in the hopes of limiting pushback
 - Official engagement feels like it's simply a box checking exercise, they must go through the motions for compliance, and while they may listen, they make no changes to the documents
8. Clear language
- Let's stick to no-explanation required R1, R8, 3 storeys, etc.
 - Let's avoid misleading, fluid, and vague
9. A Ward 7 Councillor who represents her constituents' views, not her own
- Councillors should vote with their constituents, not against them
10. That existing Calgarians are put first, rather than catering to future-maybe-someday-people who may never be born, let alone move here
- A focus on pleasing the existing Calgarians who actually live here, voted for you, pay taxes, and pay your salaries
 - Your policies can cause people to leave Calgary
 - In focusing on retaining people, you might gain more
11. No blanket up-zoning
- This is lazy, unfair, and unacceptable
 - This approach is so disappointing from a Planning & Development department I have to wonder if it wasn't a primary negotiating tactic
 - Minimum R8 zoning everywhere is a terrible idea

12. The same approach to inner-city re-development as given to the new master-planned greenfield communities
 - Like housing grouped with like housing
13. A testing of the City's underlying population growth assumptions, to see if they actually justify these aggressive (both density and timing), disruptive, and expensive changes
 - The further out into the future we try to predict the more likely we'll be wrong
 - Will people want to live in Calgary, the inner city, or multi-family housing?
 - Globally, fertility and birth rates are plummeting predicting an epic population crash by 2100 – when countries like Japan and Italy are expected to be below 50% of their peak populations
 - Will anyone be held accountable if the underlying estimates are wrong? Who will have to live with, and pay for the consequences?
 - It's best to only spend on what is needed when needed – if it's not needed you don't spend at all, if it is needed in the future, you don't spend it today
14. Re-development and some densification, but never haphazard, disorderly, or unfair to existing property owners
 - There have been decades of re-development investment in inner-city neighborhoods under past and existing rules
 - These investments were made under the assumption of consistent and predictable zoning, density, and re-development
 - Most future re-development should be held to the same rules
 - Specifics matter tremendously – right amount, right location
15. Protections for R2 and R1 properties, the owners' enjoyment of it, and as a last resort a buy-out clause to prevent financial harm
 - The specific re-development occurring next door, across the street or alley affects sunlight, privacy, noise, parking
 - This can negatively affect enjoyment, and kill expensive landscaping, vegetation, and gardens
 - A much larger, taller, deeper, or denser development next door can negatively affect the value of nearby properties
 - If the City really wants high density, they need to financially compensate, or buy-out the negatively affected neighbors
16. A recognition of the legality of Restrictive Covenants registered on Title
 - The City needs to stop granting approvals for re-development that is offside with restrictive covenants
17. Certainty
 - Long-term

18. No conflict

- There should never be any surprise about what gets built beside somebody's house
- Residents should not always have to be on guard and constantly battling unwanted developments

19. No stress

- Those of us in the inner-city should not have to lose sleep over unwanted development in our neighborhoods when our friends in suburbia don't even know what the Guidebook is
- None of these changes proposed today will affect people living in the suburbs in their lifetimes

20. An acknowledgement from the City that many infill structures are worth as much or more than the land they sit on, and that value and worth are subjective

- The communities comprising the NHCLAP were grouped together because the City felt the houses in these areas were worth less than the land they sit on – the City calls this underutilized land
- That belief is incorrect and out of date – many house structures exceed the value of their land, and utility is subjective
- It's not a valid reason to target our neighborhoods for greater densification than others

21. A recognition of the value of low-density housing for all – those that live in them, live near them, and those that may need or desire this housing type in the future

- Years ago, when I lived in apartments and condos South of downtown I loved walking and cycling in Mt. Royal, Elbow Park and other single-family areas
- Likewise, I enjoyed Rosedale and Crescent Heights when I lived in Sunnyside

22. A recognition that low-density neighborhoods contribute to greenspace

- Private greenspace is reduced as density increases
- Greenspace provides enjoyment, shade, animal habitat, and reduces runoff, flooding, and erosion

23. The words of Community Associations (CAs) are not automatically accepted at face value by the City

- Doing so would be reckless, and acting on incorrect information leads to bad decisions and outcomes

24. The City process requires Community Associations to prove their position is in fact supported by their members

- CAs have a duty to consult with their members, and communicate their memberships' position on issues

- Unless the CA can provide proof of a survey or vote results on a particular issue, the City can't accept the support of a CA
 - This safeguards the CA membership from being misrepresented and the City from acting on inaccurate information
25. A requirement to notify all potential buyers of possible zoning and use changes before they purchase a property
- The City needs to coordinate with the Calgary Real Estate Board (CREB) on a way to identify all Calgary properties listed for sale about potential zoning and density changes around them
 - The public can't be expected to know these things so they need to be informed prior to making their investment.
26. No commencement of LAP development until a Guidebook is finalized
- The NHCLAP should not have been initiated while the Guidebook remains a draft
 - It is particularly unfair to residents in the North Hill Communities to be forced to comprehend two complex, lengthy, changing, and inter-related documents at the same time
27. Implementation of all LAPs delayed until the last LAP is complete, then all at once
- If the Guidebook affects all communities at once, then all LAPs should take effect simultaneously as well
 - This would prevent the rush of expected densification in the North Hill Communities caused if new rules only applied here
28. Equitably dispersed social housing
- Location of all existing and proposed social housing facilities needs to be tracked and shared with each community
 - Limits on number of units need to be set for each community and when the limit is reached, the area does not receive anymore
29. No more housing approved in the flood plain
- We are all still paying for this on our insurance premiums
30. A recognition that we'll always have cars, and that they will also be accommodated
- Should be obvious but I sometimes wonder – walking, cycling, and transit just aren't options for all people all the time, and never will be
31. Significant additional investments in inner-city amenities (pools, rinks, courts, etc.)
- As our neighborhoods see growing populations we need more both updated and increased amenities
 - It's not fair that our suburban communities get the world's biggest YMCAs and we get nothing

32. A requirement for underground parkades for any building exceeding 3 storeys or recreation centers

- Parkades are expensive, and that's exactly why you need to force them on large developments
- There is only so much street parking and surface parking lots are an ugly waste of space

33. A minimum garage size of at least 24 ft deep and 8 feet tall overhead doors

- Many trucks don't fit in garages so they end up on the street
- If this means that only 3 instead of 4 townhouses can fit so be it
- Minimum garage sizing is done elsewhere in other municipalities

34. Not every neighborhood must contain every type of housing

- Neighborhoods are different sizes and the Estates section of Tuscany alone is likely larger than the entire Roxboro neighborhood
- Perhaps each type of housing is targeted within a LAP, or within 1-2 kms

35. Choice of housing type is respected

- I have long suspected that Calgary's competitive advantage is its abundance of low cost, low-density housing
- Low-density housing is chosen by many people depending on their phase of life, interests, budgets, pets, kids, etc.
- If Calgarians choose a housing type that comes with higher taxes, they should be free to make that decision, and low-density housing inventory should not be restricted



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)	Flora
Last name (required)	Gillespie
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	Guidebook to Great Communities
Date of meeting	May 5, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I have attached both an updated letter for the May 5 meetign as well as the letter I submitted to City Clerk for the Mar 22 public hearing

April 28, 2021

Attention: **SPC on Planning and Urban Design, May 5, 2021 Meeting**

Councillor Gondek, Chair Mayor Nenshi
City Councillors
City Clerk

Dear Councillor Gondek:

At the March 22-24, 2021 public hearing on the Guidebook for Great Communities, more than 450 letters were submitted and 139 citizens voiced their opinions on the proposed statutory policy document. Following 18 hours of public submissions it became clear that the Guidebook is flawed. Many Calgarians think their communities are already great and worry the Guidebook will erode what has taken generations to build. Others had just heard of the document and were left scrambling to understand the ambiguous language in the 131-page document.

The key concerns I have and were echoed by many presenters are as follows:

Lack of Engagement

Following the March 22 three-day public hearing, Council press released that it “was the culmination of years of public engagement to help build the Guidebook for Great Communities” While the origin of the Guidebook may go back a number of years, many presenters agreed that

- There is a need for broad-based consultation, engagement and debate of the draft Guidebook;
- Such broad-based consultation has not yet happened; and
- Such broad-based consultation is all but impossible during a pandemic.

Lack of Clarity

The Guidebook has been defined as the “glue between the Municipal Development Plan and the Local Area Plans. It purports to implement the MDP’s goals. However, it does not align with the principles and objectives of the MDP. How this happened is unclear; however, opposition to the NHCLAP exposed that the process lacks clarity and left residents feeling not properly consulted.

Lack of Trust

Throughout the public hearing citizens spoke of the negative impacts of new developments near their homes and in their neighbourhoods. And yet the MDP states that developments should “Respect and Enhance Neighbourhood Character” including policies such as ensuring proper transitions between higher and lower density and commercial areas and addressing local character. Unfortunately the Guidebook does not align with this concept and rather it is a one-size-fits-all template for densification of low density neighbourhoods.

In closing I urge all Councillors to:

- Share with the public any amendments and recommendations for a Statutory or Non-Statutory Guidebook
- Return the Guidebook amendments and recommendations to Administration until the public is consulted and qualified to provide public response.

Calgarians do not want an incomplete document approved in haste. Please allow the time needed to get the Guidebook right.

Sincerely
Flora Gillespie

March 15, 2021

RE: Guidebook for Great Communities

Dear Mayor Nenshi and Calgary City Councillors,

My name is Flora Gillespie and I am a resident of University Heights in northwest Calgary.

I am deeply concerned about how the proposed changes in the Guidebook will impact my neighbourhood. The Guidebook is confusing, unclear and lacks enough detail to make it clear what is going to happen to my neighbourhood.

The issue that causes me the most concern is the elimination of all areas that are currently limited to single family houses or duplexes. The Guidebook will allow any of the existing houses or duplexes to be demolished and replaced with multi-unit rowhouses and multi-story condos . Effectively, the Guidebook allows densification to occur randomly anywhere within our neighbourhoods.

I am also concerned with the lack of consultation. These sweeping changes are an overreach for City Hall which few Calgarians are aware of.

I am also concerned at the complete disregard and lack of acknowledgement of historical restrictive covenants in the Guidebook. The restrictive covenants which blanket many inner city neighbourhoods preserve the original, historical vision for our community. These covenants are legal contracts that are attached to our community's land titles and have protected the fabric of this community and many others since their inception. City bylaws do not supersede restrictive covenants and the Guidebook should recognize them instead of setting the City and its citizens up for costly and lengthy legal battles and pitting neighbours against neighbours. Restrictive Covenants must be respected by City Hall as well as developers. This will be important for the success of the Guidebook for all communities.

As our elected representatives, I ask that you address the concerns that I have about the Guidebook.

Respectfully yours,

Flora Gillespie
2920 University Place NW Calgary



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)	Ian
Last name (required)	Lockerbie
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	SPC on Planning and Urban Design, May 5, 2021 Meeting
Date of meeting	May 5, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I would like to speak at the May 5th PUD. I am also submitting a letter.

Ian Lockerbie
636 14 Avenue NE
Calgary, Alberta, T2E 1E9

April 28, 2021

The City of Calgary
P.O. Box 2100, Stn. M
Calgary, Alberta T2P
2M5

Attention: **SPC on Planning and Urban Design, May 5, 2021 Meeting**

Councilors
Mayor Nenshi
City Clerk

Dear Councilors and Your Worship:

The Guidebook is flawed as it leads to Local Area Plans (LAPs) that are not compliant with the stated goals. In my opinion this is due to a lack of defined processes to ensure that the LAPs that are built on it are thoroughly reviewed during the development process. As such, the Guidebook must be revised in order to integrate these missing review processes in order to ensure that current, and future, LAPs are properly designed.

The North Hill Communities LAP does not comply with the Guidebook and perfectly illustrates the need for improved review processes as part of the Guidebook. A Guidebook that doesn't actually act as a guide is useless.

Two examples in the North Hill LAP that illustrate the lack of Guidebook compliance are both reflected in the NHCLAP in the community of Renfrew. These are Community Growth Policies (Section 2.1) and the Goals For Great Communities.

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.



Figure 1: Goals For Great Communities

This first goal in Figure 1 is not met in Renfrew as planned growth is eclipsed by the growth in Rosedale. Renfrew is a lower income community with many more renters than the city average, or that of Rosedale. Yet, the plan will gentrify Renfrew displacing many renters that currently happily live in single family houses removing this style of accommodation in order to put up new builds that may not be what they want to live in. At the same time Rosedale (a much wealthier community) will remain untouched. This will amplify the disparity between these communities further eroding inclusivity.

The second example of a flawed LAP that does not follow the Guidebook is the lack of adherence to the growth policies. While these somewhat echo the policies of the Municipal Development Plan, they are not properly applied in the NHCLAP. Review processes are needed in the Guidebook to ensure that this cannot happen.

2.1 Community Growth Policies

The following policies provide direction to implement the **Municipal Development Plan** and the goals of the Guidebook.

- a. A local area plan should:
 - i. 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;
 - ii. support areas with high-quality transit service and **infrastructure** with higher intensity development, such as the **core zone** of a **transit station area**;
 - iii. concentrate people and jobs at densities that support transit, commercial opportunities and other services;
 - iv. provide diverse housing and employment opportunities that are easily accessible by various modes of travel;
 - v. support locating housing opportunities and employment concentrations close to each other;
 - vi. support development of a broad range of industrial opportunities and protect the integrity of existing industrial areas; and,
 - vii. direct new development to locations that optimize public **infrastructure**, facilities and investment.

Figure 2: Community Growth Policies

While 2.1.a.i indicates that growth should be directed towards Activity Centres, Main Streets, transit station areas and other areas of moderate to high activity, this was not done in the community of Renfrew in the NHCLAP. In fact, on a weighted (volumetric) basis only 21% of the growth in Renfrew is directed to the Main Streets and Activity Centres as defined in the Municipal Development Plan.

Processes are clearly needed in the Guidebook to ensure that compliance is achieved before public engagement.

While it has noble goals, the Guidebook does not achieve its stated goals. The North Hill Communities Local Area Plan shows that the current Guidebook leads to inconsistent, flawed, plans. I am not suggesting the exact way to rectify this, but review processes built into it, with accountable parties assigned, seems like a sensible first start.

Thank you,
Ian Lockerbie



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)	Reidun
Last name (required)	Tatham
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	The Guidebook for Great Communities
Date of meeting	May 5, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	There has been insufficient community consultation and information provided to pass the Guidebook for Great communities. I am supportive of densification in a coordinated, thoughtful, engaged approach. I am not supportive of changing zoning bylaws in a punitive manner to those who have invested greatly both financially and emotionally to help develop a greener, cohesive, and unified community network.



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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)	Mike
Last name (required)	Belenkie
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Guidebook for Great Communities
Date of meeting	May 5, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	It is imperative that the Guidebook for Great communities is NOT supported as currently proposed due to insufficient community engagement, information and ultimately consultation. Individuals have invested heavily in these communities and a material change to these terms without due input is fundamentally wrong. As proposed, the guidebook will devalue communities on all fronts and must be stopped.



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)	Brent
Last name (required)	Trenholm
What do you want to do? (required)	Request to speak
Public hearing item (required - max 75 characters)	SPC Planning Urban Development Committee PUD
Date of meeting	May 5, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Strong consideration needs to be given to simply gathering input from the public on the guidebook and not implement something that has sweeping changes to matured neighborhoods

Planning and Urban Development Committee

April 28, 2021

Dear Committee

I have been listening to the public outcry for a few months now, and have taken the time to physically talked to many, many people in Ward 3. The majority who oppose the guidebook in its present form. I will say that a guidebook is always a good thing to have, however a statutory document gives control to the planning department over neighborhoods and their representative (Councillor). This is never a good idea and makes a person think that this version of the guidebook came out of a textbook. The document does not reflect the wishes of the communities' wards or Calgarians.

Sometimes I am amazed at the actions of this committee, the chair and council in general, they project they care, go through the motions and yield to administration and their own ideology and in a lot of ways lack the fortitude to take the time to listen to tax payers.

To the problem at hand, in my professional opinion with the effects of the implementation of this guidebook, it needs to stay in administration until after the upcoming election. During this time tax payers, home owners can actually be consulted without being rushed. Administration and politicians alike need to throw everything on the table and break it down and build it back up and hand the process off to the next council. If this committee and council rams the guidebook through like I know they will. (I will eat my words if I am wrong and will be ok with it) This committee and council will prove my point. It is not about the type of city Calgarians want, it will be the type of city this outgoing council and administration want.

We can debate the specific to what avail. There was such an outrage during the first public hearing that the decision was pushed back, then on **April 14 to 20** - Planning Department held 4 or 5 workshop sessions to receive further input from concerned citizens BUT many people who went on the record by submitting written concerns and / or speaking at the March 22 to 24 public hearing were not notified of the sessions.

I will ask each of you an important question. You have a nice place, lived in it for many years and love the area. There are trees, grass, families enjoying their personal space to play with your kids and grandkids. Then a couple neighbors need to move on, so they sell their house. In three months, the houses, mature landscape is being demolished. Next thing you know there is a multi-unit three-story complex looking into your yard, the green space disappears the density of the area increases tenfold. The noise increases as well. How would you react?

Remember 1.3 million people want to have a great city as well.

Thank you for the opportunity to speak.

Brent Trenholm

Ward 3 Candidate

www.btward3yys.ca

Below is some additional information to consider.

) Engagement has been totally inadequate - This was clearly communicated to the City Councilors at the March 22 to 24 public hearing and at virtually all of the workshops. Further, if you look at the timetable and the inability to receive the relevant information before making a further submission to PUD, poor engagement continues. People were not properly engaged through the entire process and Calgarians need a chance to fully understand the implications of the Guidebook and have a genuine opportunity to engage on its content and its implications in the planning process.

(2) City Council is going to change significantly in the fall - It is unconscionable in my view for City Council and the Planning Department to move forward on approving the Guidebook that will have a profound impact on our City when seven councilors and the Mayor are not standing for re-election. The approval of the Guidebook should be an election issue in the fall - it is OK if it needs a redo under the watch of the new City Council.

(3) The only real winners under the Guidebook appear to be speculative developers - The approval process is being changed so that individual lots can be “up zoned” for the sake of densification. As we all know speculative developers’ primary goal is to make money, and generally they are anything but sensitive to and respectful of the neighbors and neighborhoods with their developments.

(4) The Guidebook does not consider the new COVID reality - There has been significant relocation away from urban centres to rural and other locations. The need to be working downtown has most likely changed and the fundamental goal in the Guidebook to increase densification close to downtown may be prove to be fundamentally flawed.

(5) The Guidebook contemplates lot coverage increasing significantly to effect increased densification - Implications of this include: (i) having little or no yards or outdoor space in these developments; (ii) loss of mature trees; and (iii) the impacts of increased water runoff on the already over taxed sewer systems and the knock-on effects from the salt and dirt the City spreads around all winter flowing into the Bow and Elbow rivers.

(6) The Guidebook is focused on the neighborhoods in Zones A and B (link above) – As a priority it is clear that the Planning Department has determined neighborhoods in these areas are ripe for redevelopment / densification and clearly without regard to a number of significant concerns of Calgarians. The Guidebook if ultimately approved should apply to the entire City without targeting certain areas if it truly sets out aspirational goals.

(7) The few historic neighborhoods remaining in Calgary will eroded - As densification occurs under the Guidebook, our few historic neighborhoods will change dramatically with a historic streetscape becoming populated with new builds that are not in keeping with the neighborhood.

(8) Developers are and have been stakeholders in the process of developing the Guidebook - There is an inherent conflict on the part of developers who will benefit from what is in effect an expedited development process without the need to re-zone on a site-by-site basis. There needs to be some controls in the Guidebook or elsewhere beyond the basic building code requirements that deal with shadow impact, massing of new builds as relate to existing homes next door and in a neighborhood, height restrictions, etc. the list goes on.



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First name (required)	Michael
Last name (required)	Read
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	SPC Planning and Urban Design: Guidebook for Great Communities
Date of meeting	May 5, 2021

Citizen Recommended Amendments
 This submission is a covering letter and set of amendments developed by a group of volunteers specifically address our key concerns.

Proposed Amendments

1. About the Guidebook, Principles and Goals;
2. Section 2.2 Local Area Plan;
3. Section 2.7 Neighbourhood Local Connector;
4. Section 2.8 Neighbourhood Local;
5. Heritage Policies: 3.8 Heritage Resources, 4.1, 4.2 Heritage Guideline Area Tool for Communities; and
6. Urban Forest and Parks (new).

General Citizen Amendment Themes
 Appropriate, Thoughtful, Focused Redevelopment

We generally agree with the Municipal Development Plan and the Guidebook, that Calgary needs some densification and more housing choices in some parts of Developed Calgary. We understand that this densification means that some existing houses or duplexes will be replaced with higher density forms such as rowhouses and larger, taller multi-unit buildings.

The Citizen amendments attempt to ensure that the densification occurs where it makes sense and not at the expense of our mature neighbourhoods.

Comments - please refrain from providing personal information in



Public Submission

City Clerk's Office

this field (maximum 2500 characters)

Lack of Clarity and Certainty
 Many of policies in the Guidebook are unclear, confusing, and open to different interpretations. Many of the proposed amendments are revisions to add clarity and certainty.

Stronger Community Consultation
 The implementation of the Guidebook policies will be through the creation of Local Area Plans (LAP).
 The Citizen amendments are aimed to strengthen meaningful community consultation in the LAP process, and that specific policies will only be applied as identified through the LAP process.

Conservation of Existing Low Density Mature Residential Neighbourhoods, Heritage, and Urban Forests
 The Guidebook does not adequately acknowledge the value of Calgary's existing low density neighbourhoods and their contribution to heritage and urban forests. It does not acknowledge that there are negative consequences to poorly planned redevelopment.
 The Citizen amendments attempt to ensure that residents are consulted and have a strong voice in deciding what parts of their neighbourhood will be densified, and what parts of their neighbourhoods will be conserved.

April 28, 2021

The City of Calgary
P.O. Box 2100, Stn. M
Calgary, Alberta T2P 2M5

Attention:

Standing Policy Committee on Planning and Urban Design (PUD)

Councillor Gondek, Chair

Mayor Nenshi

City Councillors

City Clerk

Dear Councillor Gondek:

**Re: Recommended Citizen Amendments to the Guidebook for Great Communities:
Standing Policy Committee on Planning and Urban Design, May 5, 2021 Meeting**

At the March 22 Public Hearing on the Guidebook for Great Communities a motion was passed that included the following:

5. Direct Administration to report to the 2021 May 05 Standing Policy Committee on Planning and Urban Development committee meeting with a "What We Heard" report based on the Guidebook for Great Communities Public Hearing 2021 March 22-24 and proposed recommended amendments to the Guidebook for Council consideration, engaging with stakeholders as needed, with public participation at the committee meeting;

We, the undersigned Community Associations and individuals, generally support the principles, key directions, and goals of the Municipal Development Plan and the Guidebook. We concur with the motion that amendments should be considered to fully address the concerns voiced at the Hearing.

Attached are a set of amendments developed to specifically address our key concerns.

The following is a brief summary of the specific Guidebook Section amendments. The full proposed Amendments and a more detailed Rationale for each amendment is attached.

Proposed Amendments

1. About the Guidebook, Principles and Goals;
2. Section 2.2 Local Area Plan;
3. Section 2.7 Neighbourhood Local Connector;
4. Section 2.8 Neighbourhood Local;
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About the Guidebook, Principles and Goals

These revisions add some statements regarding Heritage Resources, Identity and Place.

Section 2.2 Local Area Plan Content Policies

Section 2.2 policies set out how the Local Area Plan content and process will implement the Municipal Development Plan.

Though technically the process for the North Hill Communities Local Area Plan was initiated before the Guidebook was introduced, the experience, outcomes and responses have provided a number of learning opportunities. These lessons should be applied to future and ongoing LAP processes (including the NHCLAP revisions).

The proposed amendments draw from those experiences and make recommended changes to improve and strengthen future Local Area Plans, clarify how they are developed, and include stronger community consultation.

Section 2.7 Neighbourhood Connector

Section 2.7 policies set out how densification may be implemented along some streets within mature residential neighbourhoods.

The policies may allow some streets running through neighbourhoods to be designated as Neighbourhood Connector Streets. The policies may allow six story small scale commercial building or multi-unit residential buildings to be built along these streets in the middle of mature neighbourhoods.

This section is very confusing and unclear.

The proposed amendments clarify the policies. They include strong community consultation deciding which streets may be designated Neighbourhood Connector streets, what type of densification should be allowed on each block, and which blocks should conserve existing houses or duplexes.

Section 2.8 Neighbourhood Local

Section 2.8 sets out policies that will govern redevelopment in mature low density residential neighbourhoods.

The proposed amendment is a significant revision of the current Guidebook policies. It eliminates blanket up zoning and replaces it with focused redevelopment. This includes appropriate densification including sensitive and thoughtful integration of rowhouses as determined on a community basis through the Local Area Plan process with strong community consultation.

The amendment applies the practice of separating areas of different housing types that is successfully used by the Development Industry in designing all Calgary's new subdivisions.

The amendment introduces the concept of Conservation Residential Intensity: contextually sensitive redevelopment consistent with existing low density residential forms in mature areas. It achieves this by retaining similar planning and design guidelines and rules that were used to develop these neighbourhoods and are currently being used for redevelopment.

It is expected these rules will be similar to the existing Land Use Bylaw rules that govern low density residential districts. The certainty and predictability provided by the existing Land Use Bylaw is preserved.

Section 3.8 Heritage Resources

Heritage Guideline Area Tool for Communities: Section 4.1 Heritage Guideline Area Tool Section 4.2 Heritage Guidelines

These Sections sets out policies to conserve and enhance neighbourhoods with a concentrated grouping of heritage assets, while allowing for contextually-appropriate growth and change.

Urban Forests and Parks: Greening the City

This is a proposed new section in the guidebook.

The creation and adoption of the Guidebook for Great Communities offers the City an unparalleled opportunity to further the goals and objectives of the Municipal Development Plan for urban forest retention, protection and expansion.

Furthermore, the Guidebook provides a basis for the development of multi community local area plans that will facilitate and guide the redevelopment of established areas and direct one half of future population growth to these areas. The need for firm guidelines on park space and natural area retention, redesign, and expansion must reflect a growing population as determined in the MDP.

The North Hill Communities Local Area Plan NHCLAP draft (January 2021) includes Section 3.2.4 Greening the City. This section should be removed from the LAP and placed into the Guidebook to ensure that all established areas can benefit from objectives and policies that support the direction of the MDP.

The proposed amendment takes the Greening the City section from the NHCLAP and rewrites as a new Guidebook section.

Conclusion

This letter was sent out to various Community Associations and individuals on April 16 to allow them enough time to review the proposed amendments and decide if they support them. At this time, the amendments proposed by members of Council and the Administration are unknown; we are unable to provide comments on them.

We respectfully request consideration of these amendments by the Standing Policy Committee on Planning and Urban Design.

Respectfully:

Michael Read, VP Development, Elboya Heights Britannia Community Association

The co-signors understand that this letter, when signed, will be submitted through the City website with the following disclaimer.

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Community Association
Meadowlark Park Community Association
Varsity Community Association
Elboya Heights Britannia Community Association
Brentwood Community Association
Rutland Park Community Association
Mayfair Bel-Aire Community Association
Parkdale Community Association
Huntington Hills Community Association
University Heights Community Association
Crescent Heights Community Association

Individual	Community
Michael Read	Britannia
Peter Collins	Mayfair
Timothy Holz	
Margo Coppus	Elbow Park
Phil Dack	West Hillhurst
Greg Gunhold	Crescent Heights
David Hallas	Crescent Heights
Isabelle Jankovic	Crescent Heights
Sandra Cameron Evans	Crescent Heights
Bev Rodgers	Crescent Heights
Sean A. Carrie	Crescent Heights
Simonetta Acteson	Crescent Heights
Lisa Poole	Elbow Park
Mike Murray	
Melissa Murray	

1. Introducing Great Communities for Everyone

Principles and Goals for Great Communities (pp.12-13)

The policies in the Guidebook build on the Municipal Development Plan and are based on the following principles and goals that are central to creating and maintaining great communities for everyone. Working towards these goals will improve life for everyone who lives here, now and in the future.

Principles for Great Communities

Opportunity and Choice

Everyone has access to places to shop, learn, work, eat and play, and there are diverse housing and mobility options for many different people and household types.

Health and Wellness

Everyone has access to care, recreational opportunities and healthy food, and there are options to incorporate activity into how people get around.

Social Interaction

There are a variety of places to gather, celebrate and interact with others.

The Natural Environment

Natural areas are protected, restored and valued, and are accessible to everyone.

Economic Vitality

Everyone has access to diverse employment options and lives in a city that supports starting, operating and sustaining a business.

Identity and Place

Neighbourhoods are well-designed environments that emphasize quality and a unique sense of place. Community-specific policies help preserve and create unique places that foster identity and pride in the community.

Planning, building and sustaining great communities begins with a conversation about the needs and wants of current and future residents, businesses and visitors to a community. What makes the community great for everyone? What is missing that would make it better, safer, more accessible, affordable and enjoyable? What kind of choices are there for housing, education, recreation, retail, restaurants, services and more? What are the most valued amenities in the community? How does a community meet the principles and goals for great communities? What opportunities and challenges do you recognize?

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 maintain and 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.

About the Guidebook (p.iii)

What is the Guidebook for Great Communities?

We are planning communities that meet the needs of everyone and offer choices for living, working and playing. The Guidebook provides direction for how to enhance and create great communities by building on the foundation provided in the Municipal Development Plan.

Why is the Guidebook for Great Communities important?

The Guidebook considers how communities in Calgary adapt and evolve over time. This will help communities to remain vibrant and prosperous over the long term for all Calgarians, making Calgary a great place to live and do business. The retention of heritage resources, access to safe and attractive parks, and what Calgarians value most in their city is balanced with growth and change.

How does the Guidebook for Great Communities work?

The Guidebook is a tool used by citizens, stakeholders and The City to develop a local area plan by applying the urban form categories in Chapter 2. The local area plan reflects unique community characteristics, with policies that guide growth and redevelopment. After a local area plan is approved, the Guidebook also helps to guide planning applications.

Where does the Guidebook for Great Communities apply?

The Guidebook only applies to communities with local area plans that are completed using the Guidebook.

2.2 Local Area Plans

Local Area Plans

Local area plans implement the Municipal Development Plan and the Guidebook by providing community-specific policies and strategies that build on city-wide policies.

This section provides guidance for how a local area plan should be developed and structured. Local area plans bring together residents, businesses, developers, and City staff to work together to plan for the growth and evolution of their communities.

2.2 Local Area Plan Content Policies

Chapter 1: Visualizing Growth

This chapter in a local area plan will provide the vision and set the foundation for further chapters by identifying existing conditions, amenities, opportunities, considerations, and key historic elements.

a. A local area plan should include a vision for the future of an area that aligns with the Municipal Development Plan and the Guidebook.

b. Local area plans should be informed by individual community characteristics and attributes, including, but not limited to:

- i. neighbourhood structure;
- ii. patterns of streetscape;
- iii. analysis of current community demographics, population, structure type, dwelling counts and future trends;
- iv. geographic location in the city;
- v. ecological assets;
- vi. cultural and heritage assets, including Indigenous and archaeological sites and places;
- vii. topography and development constraints;
- viii. parks and open spaces;
- ix. recreation and community facilities;
- x. significant view corridors;
- xi. transit station locations; and,
- xii. mobility infrastructure.
- xiii. restrictive covenants or caveats if applicable

c. A local area plan should include the following, where appropriate, to enhance the livability and health of communities as they grow and evolve:

- i. a mix of employment, residential, institutional, and commercial uses to support the people who live in these communities;
- ii. streets that support pedestrian and cycling infrastructure in balance with transit and the automobile;
- iii. development of a range of housing types, where appropriate, to increase the opportunity for affordability, variety, and the supply of residential units to meet the needs of current and future residents;
- iv. protection and enhancement of natural areas and ecological function;
- v. recreation, civic, arts and cultural activities; and,
- vi. protection and enhancement of architectural, urban, and natural features that contribute to a feeling of local identity and a sense of place.
- vii. Identification and mapping of buildings suitable for repurposing

d. A Local Area Plan process will involve the consolidation of a number of adjacent communities with certain common characteristics in order to provide planning services more efficiently to Calgary communities. The aggregate process for developing a Local Area Plan for multiple communities must also include a robust individual community planning process in which residents and other stakeholders have ample opportunity to discuss and influence the policies proposed for their community.

Because of the myriad differences between individual communities, it will not be possible to include all Municipal Development Plan and Guidebook policies in each community. The Local Area Plan will ensure that relevant policies are reflected in the locations which are the most appropriate. The Local Area Plan process should:

- i. include the creation of a Local Area Plan Advisory Committee composed of representatives from each community, industry, and other stakeholders as appropriate;
- ii. include community collaboration early in the planning process to identify and address local character, community needs and appropriate development transitions within existing neighbourhoods;
- iii. have no fewer than 3 representatives on the Advisory Committee for each community;
- iv. support training of Working Group participants and the creation of Communication Plans to be used by each community with the Federation of Calgary Communities, providing materials and guidance;
- v. ensure that the representatives agree to communicate regularly with their communities through the Community Association or Residents Association;
- vi. ensure that only members of the Local area Plan Advisory Committee will be able to participate in meetings of the committee, however, all meetings of the committee will be open to the public;
- viii. provide minutes that will be circulated to individual communities and Committee members after each meeting and will be ratified by the Committee at the subsequent meeting; and,

- ix. provide all residents and relevant stakeholders with an opportunity to review the proposed Local Area Plan and provide feedback at a Community Association run, City sponsored, Town Hall before the draft Local Area Plan is completed.

Chapter 2: Enabling Growth

This chapter in a local area plan will include the future growth concept and community specific policies to supplement policies in the Guidebook. The development policies in this chapter implement the vision and should be specific to the local context and unique aspects of the individual communities.

Maps form the foundation of this chapter and may include the entire local area plan or specific areas of a community. These maps are based on Chapter 2 of the Guidebook and should include urban form, scale and any additional maps as required by a local area plan. The application of the urban form categories is intended to guide how communities will grow and develop in the future and considers the existing context.

The Guidebook establishes the tools to be used in the multi-community Local Area Plans, primarily the Urban Form Categories (UFC) which establish built form characteristics. The Guidebook does not indicate where the different UFCs should be located as that is the task of the Local Area Plan process.

e. A local area plan should:

- i. apply urban form categories and scales to the plan area through maps, as required;
- ii. contain individual community-specific visions, policies, population targets and strategies that will contribute to the overall vision;
- iii. provide an overall vision that meets the goals and objectives of the Municipal Development Plan;
- iv. identify unique sites, such as landmark or gateway sites, and provide community specific policy to guide future development in these areas;
- v. identify transit station locations, supported by appropriate urban form categories and scale modifiers;
- vi. identify heritage guideline areas for areas with identified concentrations of heritage assets; and,
- vii. incorporate climate change policy that contributes to achieving and implementing Calgary's Climate Resilience Strategy;
- viii. identify and track Key Performance Indicators (KPIs) for heritage retention, such as progress on evaluations, number of requests to be considered for evaluation for the Inventory, requests for removal from the Inventory, designations achieved, number of heritage assets identified, number of heritage resource demolitions occurring, # of units of density (or people/jobs intensity) added where the heritage resource has been retained or repurposed
- ix. complete a risk assessment for heritage loss as work continues on other initiatives such as development and application of the Layer 2 Heritage tools and incentives, the Layer 3 DCs, heritage commercial streets, pending approval of the suite of incentives

(e.g. residential tax credits, density bonusing, full funding of the non-residential Heritage Resource Conservation Grant program), as detailed in the Heritage Conservation Tools and Incentives Report;

x. identify low density residential areas of limited scale residential intensities that support contextually sensitive redevelopment consistent with existing low density residential forms in existing mature areas;

xi. ensure an appropriate transition of development intensity, uses and built form between areas of higher and lower intensity, such as low-density residential areas and more intensive multi-residential or commercial areas; and,

xii. ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern.

f. A local area plan may assign multiple urban form categories when a site has two or more significant functions. The local area plan should determine the appropriate boundaries for each urban form category based on local context and criteria, including, but not limited to, existing uses, existing amenities and programming, shared facilities, access and servicing, property boundaries, and natural features.

g. A local area plan may:

i. include density bonusing policies for specific areas;

ii. provide specific direction for areas of a community to support the integration of infill development that considers and is respectful of the local context and built form;

iii. identify opportunities for integrated civic facilities and sites;

iv. identify opportunities for sustainable building features and technologies in the plan area;

v. identify significant view corridors to be protected;

vi. guide innovation to better implement the goals of the Guidebook and the vision and objectives of the Municipal Development Plan;

vii. conduct a climate risk assessment and identify strategies to mitigate climate change; and,

viii. identify opportunities for enhancing the public realm through streetscape improvements, such as wide sidewalks and on-street parking, in key locations such as Main Streets and Activity Centres; and,

ix. encourage a more compact urban form that uses less land and, therefore, reduces habitat loss and fragmentation and adverse impacts on wildlife, vegetation and water quality and quantity. (*MDP 2.6 Greening the City, p 61*)

h. For areas identified for significant growth, local area plans are encouraged to conduct water and sanitary analyses to understand the impact of projected growth on the utility network.

Chapter 3: Supporting Growth

This chapter in a local area plan will include policies regarding current and future amenities and infrastructure and related investment strategies. The timing of these investments may be influenced by external factors, including service levels, identified priorities and the condition of existing assets. This chapter guides implementation to realize the vision in Chapter 1 of the local area plan.

City strategies, such as the Established Area Growth and Change Strategy, help to define an approach to support existing communities as they continue to grow and change. These strategies may identify funding for amenities and improvements through The City budget process and may result in revisions to this chapter of a local area plan, and Chapter 4 of the Guidebook.

i. A local area plan should identify:

- i. potential investments to support the future growth concept and provide guidance to The City for future service plan and budget considerations and recommendations;
- ii. the roles for different city builders in supporting implementation (The City, developers, residents, and businesses); and,
- iii. planning and funding tools that could support implementation.

j. Local area plans should be reviewed regularly as investment and actions are made towards achieving the goals in the plan.

Chapter 4: Implementation and Interpretation

This chapter in a local area plan will include policies regarding legal interpretation, status and limitations of the plan.

k. Amendments to a local area plan should only be considered to align with:

- i. new or updated higher-level policy that introduces conflict with the local area plan;
- ii. significant infrastructure investments that support a different built form than previously considered or outlined in the current plan; or,
- iii. a planning application that still achieves the vision of the plan and the principles and goals of the Guidebook.

l. For any planning applications that may result in amendments to a local area plan must conduct community outreach.

m. Where either a restrictive covenant or a caveat restricting use may be in conflict with a local area plan, the approval of a subdivision or a development permit by the City of Calgary does not relieve the owner/applicant from compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Section 2.2 Local Area Plan Content

Rationale for the Proposed Amendments

Though technically the process of the North Hill Communities Local Area Plan was initiated before the Guidebook was introduced, the experience, outcomes and responses have provided a number of learning opportunities. These lessons should be applied to future and ongoing LAP processes (including the NHCLAP revisions).

The proposed amendments to section 2.2 of the Guidebook draw from those experiences and make recommended changes to improve and strengthen future Local Area Plans and how they are developed.

Key directions are:

1. Using individual community statistics to inform the plan for future redevelopment and provide measurable targets.
2. Understanding that multi community plans should include the policies of the Municipal Development Plan (MDP) and the Guidebook in their redevelopment objectives, but each individual community will take on different objectives as determined during the LAP process.
3. That individual communities develop individual visions and targets for their future that will also advance and meet the overall vision of the multi community plan in meeting the goals and objectives of the MDP.
4. The process of the NHCLAP development exposed some issues with residents not feeling properly informed or consulted. The addition of Section 2.2 'd' contains recommendations for how to develop a LAP and ensure, as much as is possible, resident and relevant stakeholder involvement and influence to provide for greater support for the finalized plan.
5. Additional amendments seek to reflect a need by citizens to be able to identify and incorporate an adequate number of urban form categories as outlined in intended amendments for section 2.8. These amendments allow the LAP process and final results to provide as much clarity and certainty to redevelopment possibilities for both industry and residents alike. It is generally understood that these plans are intended to be "living" documents and will be reviewed and changed as needed in the future.
6. That all Local Area Plans are provided with the opportunity to consider community character, specific community attributes, environmental objectives, and other relevant physical characteristics in informing the plan to meet the overall vision.

2.7 Neighbourhood Connector Amendment

Neighbourhood Connector

Neighbourhood Connector areas on Neighbourhood Connector streets are characterized by a broad range of housing types along higher activity streets. These areas may accommodate small-scale commercial uses to meet residents' daily needs and often provide connections to other communities. The public realm may include features such as wide sidewalks and cycling infrastructure.

2.7 Neighbourhood Connector Policies

Purpose

To identify existing higher activity streets within Neighbourhood Local areas that are suitable for small-scale commercial uses and a variety of housing types.

Once the Neighbourhood Connector Streets are identified, the Local Area Plan process would identify the urban form best suited for each block along the Connector street.

Neighbourhood Connector Streets

a. A Local Area Plan process may identify a higher activity street within a Neighbourhood Local area as a Neighbourhood Connector Street.

Neighbourhood Connector Areas

b. Development in Neighbourhood Connector areas should be determined through the Local Area Plan Process and may include stand-alone or mixed-use buildings and Neighbourhood Local low density residential forms

Site, Building and Landscape Design

In addition to the policies in Chapter 3, the following policies apply to the Neighbourhood Connector areas:

c. All development in Neighbourhood Connector Areas should be determined through the Local Area Plan process and:

- i. provide a built form and scale that considers the surrounding residential context;
- ii. mitigate impacts, such as noise, parking, and vehicle circulation, on adjacent residential uses; and,
- iii. minimize shadowing impact on the public realm and neighbouring properties.

2.8 Neighbourhood Local Amendment

Neighbourhood Local

Neighbourhood Local areas are characterized by a range of housing types and home-based businesses. Neighbourhood Local areas have developed in a variety of ways with characteristics that shape how these areas change and grow, including when the community was built, existing heritage assets, established development pattern and access to parks, open space and other amenities. The public realm may include features such as landscaped boulevards and public street trees.

Additional policy direction is given to guide the range of appropriate low density housing forms. These policies would be used to evaluate circumstances where intensification in an existing community would be challenging due to the existing context.

2.8 Neighbourhood Local Policies

Purpose

- a. A local area plan should identify Neighbourhood Local areas of a community with the following characteristics:
 - i. residential uses and built forms;
 - ii. low to moderate transit service; and,
 - iii. low pedestrian activity along public streets.

Neighbourhood Local areas support a range of low density housing forms when the applied scale is three storeys or below (Limited Scale). At this scale, buildings are typically two to three storeys in height and oriented to the street. The Guidebook recognizes that a range of housing types are encouraged in Neighbourhood Local areas, but the age, layout and physical characteristics of communities may influence how and where these low density housing forms are developed *as will be identified through the Local Area Plan process*.

The following are additional policies to guide low density residential forms at different Intensities within the Limited Scale modifier.

Residential Intensity Definitions

Appendix 2 identifies how the different residential development intensities relate to existing low density land use districts

- b. Higher Residential Intensity: This modifier includes a broad range of ground-oriented building forms, including single-detached, semi-detached, duplexes, rowhouses, townhomes, stacked townhomes, and cottage housing clusters.
- c. Moderate Residential Intensity: This modifier includes a broad range of ground-oriented building forms, including single-detached, semi-detached, and duplexes.
- d. Lowest Residential Intensity: This modifier supports single-detached dwellings.

- e. Conservation Residential Intensity: This modifier is to ensure compliance to the Municipal Development Plan Policy 2.3.2 Respecting and Enhancing Neighbourhood Character. It supports contextually sensitive redevelopment consistent with existing low density residential forms in mature areas.

Limited Scale Residential Intensity Policies

A Local Area Plan should identify the different Residential Intensity Areas within Neighbourhood Local Areas

- f. Higher Intensity, low density residential forms should be supported as appropriate and as identified by the Local Area Plan Process:
 - i. on some high activity Collector or higher-order streets as identified in the Calgary Transportation Plan and as defined by a local area plan; and,
 - ii. adjacent to Main Streets, transit station areas and other Activity Centres as defined by a local area plan.
- g. Areas of Higher, Moderate and Lowest Intensity, low density residential forms may be supported as appropriate and as identified by the Local Area Plan Process.
- h. Areas of Conservation Intensity, low density residential forms should be supported in all areas not identified in 2.8.f or 2.8.g, as identified by the Local Area Plan Process.

Neighbourhood Connection and Neighbourhood Local Rationale for the Proposed Amendments

Municipal Development Plan

Part 3: Typologies fo Calgary’s Urban Structure

Section 3.5 Developed Residential Areas

This section of the Municipal Development Plan MDP provides the overall direction and policies tha apply to Developed Residential Areas: Inner City and Established Areas.

The complete Section 3.5 is in Appendix 1: Municipal Development Plan: Policies for the Developed Residential Area. The following excerpts are the MDP land use policies relative to low density residential neighbourhoods.

3.5.1 GENERAL POLICIES FOR DEVELOPED RESIDENTIAL AREA

Land Use Policies

a. Recognize the predominantly low density residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood

3.5.2 INNER CITY AREA

Land Use Policies

Intensification and change will continue to occur within the Inner City Area; however, it is important to maintain stable family neighbourhoods

b. A range of intensification strategies should be employed to modestly intensify the Inner City Area,

3.5.3 ESTABLISHED AREAS

These are stable residential communities with limited redevelopment potential over the next 30 years.

Land Use Policies

a. Encourage modest redevelopment of Established Areas.

b. Redevelopment opportunities should be focused on the Neighbourhood Activity Centres, though changes to other sites may provide opportunities for redevelopment over time.

The MDP does not mention Collector Streets and Neighbourhood Connector Streets relative to development in Developed residential areas. The MDP gives no direction that residential development should occur along these streets.

In summary, it seems clear that the MDP’s guidance for Developed Residential Area is for moderate/ modest redevelopment focused on the Neighbourhood Activity Centres. “Changes to other sites may provide opportunitis over time” implies that these other opportunities would be addressed later in the planning cycle and not implemented in the short term.

The following Amendmants use the MDP as the basis for the revisions to the Guidebook.

Section 2.7 Neighbourhood Conector

Concerns & Amendments

1. Lack of Clarity

The major concern with Section 2.7 is the lack of clarity. Below is the first paragraph of Section 2.7, 40:

Neighbourhood Conector areas are characterized by a broad range of housing types along higher activity streets. These areas may accommodate small-scale commercial uses to meet residents' daily needs and often provide connections to other communities. The public realm may include features such as wide sidewalks and cycling infrastructure.

The text describes what is intended:

A broad range of housing types and small scale commercial uses to meet resident's daily needs along higher activity streets that often provide connections to other communities.

However, the subsequent policies discuss "areas" and do not mention streets, do not mention or discuss what housing types mean, and do not define what "areas" mean relative to a street.

Most residents have a pretty good idea of what higher activity streets are in their community. They understand that "areas" are the block faces along the streets.

They understand where small scale commercial, and higher density housing may make sense along those streets. They also understand that there may be many blocks of existing low density housing types (houses or duplexes) that should be conserved to retain the character of the neighbourhood, as described in the proposed amendment to Section 2.8 Neighbourhood Local.

The proposed Amendment allows the Local Area Plan process, with strong community consultation, to identify which streets and which blocks are best suited for which type of development.

Section 2.8 Neighbourhood Local

Concerns & Amendments

1. Blanket Mixing of Housing Types: Policy b

- b. Higher, moderate and lowest intensity, low density residential forms should be supported in all areas in Zone A, except where development meets the criteria in 2.8.d or 2.8.e.**

Policy b. states that all Residential Intensities should be allowed in all areas of Developed Calgary (assuming Map Zones are eliminated).

This will allow any house or duplex to be torn down and replaced with a higher density form “in all areas”.

This is the policy that has generated the concerns of many Calgarians.

This policy will allow the random unplanned replacement of existing houses and duplexes with higher intensity forms. This impact will be cumulative and irreversible. Over time the unique character of the existing neighbours will be eroded.

Focused Redevelopment:

MDP 2.2.1 Vibrant and Transit-Supportive Mixed-Use, Activity Centres and Main Streets states:

“Focusing most intensification to defined areas provides more certainty to the development and building industries and makes redevelopment more predictable for existing communities by lessening the impact on stable, low-density areas.” MOP p 29

Focused Redevelopment applies the practice of separating areas of different housing types that is successfully used by the Development Industry in designing all Calgary’s new subdivisions. They do not mix housing types.

Focused redevelopment can be achieved through sequential planning during the Local Area Plan process.

The LAP process would initially focus on high intensity redevelopment on busier streets and adjacent to Main Streets and Activity Centres.

This focused redevelopment provides by far the greatest opportunity to address the growth requirements and increased housing type choices that the MDP envisages.

If applied thoughtfully and wherever there are opportunities, the vast majority of the growth requirements can be accommodated.

Amendment: Delete Policy b.

2. Map Zones

A new concept in the 2021 version of the Guidebook is the division of Developed Calgary into three zones: Zone A. Inner City, Zone B. Established Area and the Remaining Area. Each has different expectations of growth and policies.

The concept of Map zones is described:

“Map 1 identifies zones with additional policies to guide low density residential forms at different intensities within the Limited Scale modifier. Zone A and B present the greatest opportunities for residential infill development.” p 47

Limiting “residential infill development” to Zone A and B means that these Zones will bear the brunt of redevelopment. Better opportunities outside these zones will not be taken advantage of.

Why concentrate new redevelopment in Inner City neighbourhoods that are already highly impacted by past and ongoing redevelopment?

Amendment: Infill redevelopment should be encouraged wherever it makes sense as will be defined in future Local Area Plans. Map Zones should be eliminated.

3. Residential Intensity

The 2021 Guidebook introduces the concept of “Limited Scale Residential Intensity”: Higher, Moderate, Lowest. There is no policy defining what these intensities mean. They are not specified in the Glossary nor in the section on Scale Modifiers, Limited Scale (Section 2.23, p 78).

They are discussed in Appendix 2: Neighbourhood Local Limited Scale Residential Intensity. The only concrete description of what Intensity means is set out in Table 1 which identifies structure type and current Land Use Bylaw districts relative to each Intensity.

However, the Appendix is “not statutory”, “may be used to guide conversations”, and “may be amended”. It seems to provide clarity, but it does not provide any certainty.

Amendment: Define Residential Intensities in the statutory body of the Guidebook based on Appendix 2.

4. Collector Streets

The MDP does not mention Collector Streets relative to development in Neighbourhood Local areas. The MDP gives no direction that residential development should occur along these streets. The Calgary Transportation Plan does not give any criteria for defining a Collector Street although it does reference 24th Avenue N.W. as an example.

Amendment: revise Policy f.i to ensure that the Local Area Plan process would determine if a Collector Street would be appropriate for Higher Intensity development.

5. Neighbourhood Character

The MOP 2.3.2 sets the expectation and policies that existing neighbourhood character should be respected, and local context should be considered.

“Respecting and enhancing neighbourhood character

Objective: Respect and enhance neighbourhood character and vitality.

Activity Centres and Main Streets and other comprehensive redevelopments provide some of the greatest opportunity for positive change. However, significant change can impact adjacent low-density residential neighbourhoods. Attention must be paid to

ensuring that appropriate local context is considered when planning for intensification and redevelopment.

Policies

a. Respect the existing character of low-density residential areas, while still allowing for innovative and creative designs that foster distinctiveness.” MP p 41

Amendment: create a new Residential Intensity, Conservation Residential Intensity:

Conservation Residential Intensity: This modifier is to ensure compliance to the Municipal Development Plan Policy 2.3.2 Respecting and Enhancing Neighbourhood Character. It supports contextually sensitive redevelopment consistent with existing low density residential forms in mature areas.

Conservation Residential Intensity is intended to be applied to the core areas of existing mature neighbourhoods.

It achieves this by retaining similar planning and design guidelines and rules that were used to develop these neighbourhoods and are currently being used for redevelopment. It is expected these rules will be similar to the existing Land Use Bylaw rules as applies to the existing Districts. The certainty and predictability provided by the existing districts is preserved.

Appendix 1: Municipal Development Plan: Policies for the Developed Residential Area (pp 102-104)

3.5.1 GENERAL POLICIES FOR DEVELOPED RESIDENTIAL AREA

Policies

The following policies apply to all Developed Residential Areas and are general in nature. Policies that are unique to the Inner City Area and the Established Area follow after this section.

Land Use Policies

- a. Recognize the predominantly low density residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood. Local commercial development within residential areas, that is of a scale and intensity that supports residents' commercial needs is supported.
- b. Redevelopment within predominantly multifamily areas should be compatible with the established pattern of development and will consider the following elements:
 - a. Appropriate transitions between adjacent areas.
 - ii. A variety of multi-family housing types to meet the diverse needs of present and future populations.
- c. Redevelopment should support the revitalization of local communities by adding population and a mix of commercial and service uses.

3.5.2 INNER CITY AREA

The Inner City Area comprises residential communities that were primarily subdivided and developed prior to the 1950s. Key features of these areas are a grid road network, older housing stock in the form of low to moderate housing densities and a finer mix of land uses along many of the edge streets. The Inner City Area has undergone redevelopment in recent years. Much of this intensification has taken place along busier roads and as low density infilling within lower density areas. Intensification and change will continue to occur within the Inner City Area; however, it is important to maintain stable family neighbourhoods.

Land Use Policies

- a. Sites within the Inner City Area may intensify, particularly in transition zones adjacent to areas designated for higher density (i.e., Neighbourhood Main Street), or if the intensification is consistent and compatible with the existing character of the neighbourhood. Transition zones should be identified through a subsequent planning study.
- b. A range of intensification strategies should be employed to modestly intensify the Inner City Area, from parcel-by-parcel intensification to larger more comprehensive approaches at the block level or larger area.
- c. Maintain and expand, where warranted by increased population, local commercial development that provides retail and service uses in close proximity to residents, especially in the highest density locations.

- d. Buildings should maximize front door access to the street and principal public areas to encourage pedestrian activity.
- e. Encourage at-grade retail to provide continuous, active, transparent edges to all streets and public spaces.

3.5.3 ESTABLISHED AREAS

The Established Area comprises residential communities that were planned and developed between the 1950s and 1990s. They are primarily residential communities containing a mix of low and medium-density housing with support retail in relatively close proximity. The road network is a blend of modified-grid and curvilinear. These are stable residential communities with limited redevelopment potential over the next 30 years. Populations have declined from their peak and housing stock is generally in good condition.

Land Use Policies

- a. Encourage modest redevelopment of Established Areas.
- b. Redevelopment opportunities should be focused on the Neighbourhood Activity Centres, though changes to other sites may provide opportunities for redevelopment over time.
- c. New developments in Established Areas should incorporate appropriate densities, a mix of land uses and a pedestrian-friendly environment to support an enhanced Base or Primary Transit Network.

Heritage Resources

Heritage Resources are defining characteristics of communities and should be retained or protected while balancing the ability to redevelop. New development within the context of Heritage Resources should consider opportunities to balance both new and historic forms of development. The City of Calgary recognizes that there are Heritage Resources other than buildings that include archaeological and culturally significant areas.

3.8 Heritage Resources Policies

- a. Property owners are encouraged to retain and conserve Heritage Resources through adaptive reuse.
- b. The Development Authority should support Land Use Bylaw relaxations to enable the retention of Heritage Resources.
- c. Property owners are encouraged to designate Inventory properties as Municipal Historic Resources.
- d. The City may incentivize the designation of Municipal Historic Resources on a case by case basis through strategies such as allowing for additional development potential.
- e. An applicant shall provide photo documentation of Inventory properties to The City prior demolition or redevelopment. Interpretative or commemorative features should be incorporated into the new development.
- f. Opportunities to mitigate or offset negative outcomes for heritage conservation should be explored at the time of a planning application, including, but not limited to:
 - i. retention and incorporation of the Heritage Resource into the new development; or
 - ii. protection of another Heritage Resource within the surrounding area.
- g. New development must be compatible with the context of abutting sites on the Inventory or contracted for evaluation to be considered for the inventory using setbacks, massing, street wall height and landscaping.
- h. New development is encouraged to integrate contemporary interpretations of historical design, detail and materials and not directly copy the design of heritage buildings in the area.
- i. New development is encouraged to conserve and integrate Heritage Resources, in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada (2010).

Heritage Guideline Area Tool for Communities

A heritage guideline area tool is used to provide policy to conserve and enhance neighbourhoods with a concentrated grouping of heritage assets, while allowing for contextually-appropriate growth and change. Heritage guideline areas and heritage guideline districts contribute to sense of identity and place for communities.

Heritage assets are privately-owned structures, typically constructed prior to 1945, that significantly retain the original form, scale, massing, window/door pattern, and architectural details or materials. Heritage assets may not warrant inclusion on the Inventory of Evaluated Historic Resources or consideration as a heritage resource.

Heritage sites are recognized for their heritage significance on the municipal inventory of historic resources. Buildings, landscapes and features that are at least 25 years old, and thought to have standalone significance as a heritage site, may qualify for listing on the inventory. Potential heritage sites are researched and approved by Heritage Calgary according to a Council-approved system based on specific tangible and intangible values.

Heritage guideline areas and heritage guideline districts may be identified through a local area plan. This tool may be used in conjunction with incentives and other heritage tools that are applied through other mechanisms at The City.

4.1 Heritage Guideline Area Tool

- a. A local area plan should identify concentrations of heritage assets as heritage guideline areas.
- b. Heritage guideline areas should:
 - i. consist of block faces with 25 percent or greater of the structures identified as heritage assets;
 - ii. exclude all block faces that contain two or fewer heritage assets;
 - iii. include all parcels on low activity Collector Streets;
 - iv. include all parcels near or adjacent to an identified heritage commercial areas; and,
 - v. consider the inclusion of adjacent blocks that do not meet the above criteria where they provide a logical continuation of the heritage guideline area.

4.2 Heritage Guideline District Tool

- a. A local area plan should identify concentrations of heritage sites and heritage assets within a defined area with boundaries as heritage guideline districts.
- b. Heritage guideline districts should:
 - i. define an area boundary that includes private and publicly owned lands sharing a common historic theme or design principle.
 - ii. consist of an area with 25 percent or greater identified heritage sites and heritage assets;

- iii. include all publicly managed lands;
- iv. include all parcels on Collector Streets; and,
- v. include all parcels near or adjacent to an identified heritage Main Street.

4.3 Heritage Guidelines

- a. A local area plan should create heritage design guidelines for each specific heritage guideline area and/or heritage guideline district.
- b. The heritage guideline area or heritage guideline district should be named in a manner that recognizes community history.
- c. New buildings that contain dwelling unit or backyard suite uses should be made discretionary within a land use district in heritage guideline areas and heritage guideline districts.
- d. Heritage design guidelines may identify character-defining elements that contribute to the heritage value or heritage character of an area. Alterations and new development should be informed by the historic features of existing properties and streets, including elements such as:
 - i. roof pitch or style;
 - ii. front-yard setbacks and side setbacks;
 - iii. window and/or door pattern;
 - iv. front façade projections;
 - v. patterns of streetscape and mature trees;
 - vi. site layout and access;
 - vii. building form, proportions and style;
 - viii. modest maximum lot coverage, and,
 - ix. general massing and height considerations; and
 - x. existing restrictive covenants, which defined the original building scheme, or direct control districts.
- e. Heritage design guidelines may not include guidance regarding the following:
 - i. land use designation;
 - ii. number or size of dwelling units or suites.

Glossary

Heritage Asset – privately-owned structure, typically constructed before 1945, that significantly retains the original form, scale, massing, window/door pattern and architectural details or materials. Individual heritage assets may not warrant inclusion on the Inventory.

Heritage Guideline District – an area with defined boundaries that has a grouping of heritage sites and heritage assets in concentrations of 25% or greater, which has been identified through a local area plan with associated discretionary heritage design guidelines.

Heritage Resource – includes historic buildings, bridges, engineering works and other structures; cultural landscapes such as historic parks, gardens or streetscapes, culturally significant areas, indigenous traditional use areas and sites with archaeological or palaeological resources. These can be managed by municipal, provincial or federal authorities.

Heritage Site – buildings, landscapes and features that are at least 25 years old, and thought to have standalone significance as a heritage site, may qualify for listing on the Inventory of Evaluated Historic Resources (Inventory). Potential heritage sites are researched and approved by Heritage Calgary according to a Council-approved system based on specific tangible and intangible values.

Patterns of streetscape - key to defining community characteristics and attributes such as: setbacks of buildings; placement of garages; landscaping and/or mature trees; roof pitch; materials; porches and gables; sidewalk width, etc.

April 11 Amendment: blue = NHCLAP

To be inserted into the Guidebook as a new Section 3.2

3.2 Urban Forests and Parks: Greening the City

Conserving, protecting, maintaining and restoring the natural environment is a key goal and an important step towards a climate resilient city. The natural environment includes the urban forest, boulevards, private open space and public parks and natural areas which together contribute to ecological health and a sense of personal well-being.

“Parks and open spaces are an essential part of the complex interactions between growth, our day-to-day life and conserving nature. They are places recognized for supporting biodiversity and increasing our climate resilience by reducing vulnerabilities and risk to severe weather events and long-term climate effects.”
MDP 2020 pg 43

In Section 2.6.4 Ecological Networks, the Municipal Development Plan identifies the key components of Calgary’s ecological network and supports biodiversity and encourages the network resilience. The Urban Forest is one of those key components and “...one of the defining features that establish Calgary’s character, sense of place and quality of life”. Pg 69 MDP 2020

Objectives

The following objectives are intended to guide decisions for supporting growth and Greening the City:

- Ensure the protection, maintenance and expansion of the tree canopy on public and private lands.
- The planting of trees will use methods that will ensure the sustainability and longevity of new trees to reach full canopy size.
- Protect, maintain and enhance riparian areas along the creeks/ivers to facilitate wildlife movement, biodiversity and creek/river health while improving resilience to erosion, flooding and water quality impacts.
- Ensure sufficient community open space in Inner City and Established Areas using 2.0 hectares of open space per 1,000 residents. (MDP 2020 Section 2.3.4, pg 45).
- Support the design and redesign of parks, recreation and cultural facilities to reflect changing user needs and preferences. (MDP 2020 Section 2.3.4, pg 45).
- Support innovative use of underused public spaces (for example Bridgeland’s Flyover park).

Urban Forests

Calgary’s urban forests provide important ecosystem functions including improving air quality, reducing stormwater runoff, providing shade and cooling, wildlife habitats, increased property values and creating stress-reducing environments for

residents. The MDP recognizes the importance of the urban forest and identifies a tree canopy coverage target of 14-20% across the city.

To achieve and maintain a healthy, sustainable urban forest and meet tree canopy targets, it is critical The City, developers, and residents contribute to consistent and continuing urban forest management by protecting existing private and public trees wherever possible, planting the right trees, in the right location and in the right way, and maintaining all trees in good health. The following policies will help guide tree canopy protection and expansion in the developed areas.

- a. Protect trees on public and private lands from removal due to development, root impact due to construction or other activities and unnecessary canopy pruning.
- b. Provide additional tree plantings in public boulevards ensuring sustainable planting infrastructure, sufficient soil volume and adequate moisture particularly on arterial and commercial roads for large canopy growth in the long-term.
- c. Ensure maximum conservation of existing **healthy**, mature trees, including private trees, and incorporation of native and adapted vegetation in the site design and layout of new buildings. (MDP 2020 Section 2.6.4, pg 75).
- d. Create tree planting programs for private lands that are being redeveloped including:
 - i. Provide strict mature tree retention bylaws with incentives and/or penalties;
 - ii. Provide clear and enforceable minimum guidelines for native and adapted trees and vegetation incorporation into new development;
 - iii. Require revisions to the Land Use Bylaw using incentives or policies that includes a provision for all development and building permits in the developed areas to provide a landscape plan that details existing landscaping and proposed replacements or retention using a value per item table to incentivize the protection and expansion of the tree canopy;
 - iv. Supporting Community Associations/Resident Associations to provide feedback on compliance with Landscaping Bylaw requirements on approved redevelopments; and,
 - v. Consider revisions to the Land Use Bylaw to allow for a maximum lot coverage of 50% for Rowhouse or Cottage Housing Cluster developments where tree retention/replacement is considered needed to achieve City goals, and as identified through the local area plan process.
- e. Protect, maintain, and enhance the ordered, regular planting design in heritage boulevards, including a tree replacement plan as lifespans are approached.
- f. Require a diversity of trees to be incorporated into any landscaping both to promote biodiversity as well as mitigate potential loss due to environmental hazards such as disease or insect infestation.
- g. Identify significant trees in the developed areas for additional protection: develop an identification system for heritage trees, wildlife trees and landmark trees.
- h. All Local Area Plans are responsible for meeting City tree canopy targets. Targets and responsibilities shall be established for the local area plans and for proposed redevelopment to ensure that tree canopy meets The City's urban forestry goals, including within city easements on private land.

Parks, Open Space and Natural Areas

“Resilience of a city improves when integrated systems are in place to conserve, enhance and maintain our natural infrastructure as well as the social, economic and environmental benefits that they provide. Natural Infrastructure is better able to self-adapt to the stresses and shocks associated with Calgary’s changing climate than hard infrastructure. Protecting and using natural infrastructure appropriately can offset costly investments in new hard infrastructure, while providing additional social, economic and environmental co-benefits.” MDP 2020, Section 2.6.1, pg 63

Park design, redevelopment and integration should be informed by the MDP 2020, Section 2.3.4 Objectives and policies (pg 43). In addition:

- i. A local area plan will identify existing open space per population and provide plans to maintain, increase, and redesign parks and open spaces due to forecasted population increases and density pressures;
- j. Encourage the development of programs for engaging citizens and corporations to contribute to park funds for the purchase and future maintenance of additional parks in the developed area;
- k. Regional parks are not and should not be included in density calculations; and
- l. Secondary suites should be included in density calculations.

Urban Forests and Parks: Greening the City

A Rationale

The creation and adoption of the Guidebook for Great Communities offers the City an unparalleled opportunity to further the goals and objectives of the MDP 2020 for urban forest retention, protection and expansion.

Furthermore, the Guidebook provides a basis for the development of multi community local area plans that will facilitate and guide the redevelopment of established areas and direct one half future population growth to these areas. The need for firm guidelines on park space and natural area retention, redesign, and expansion must reflect a growing population as determined in the MDP 2020.

The North Hill Communities Local Area Plan draft (January 2021) includes Section 3.2.4 Greening the City. This section should be removed from the LAP and placed into the Guidebook to ensure that all established areas can benefit from objectives and policies that support the direction of the MDP.

Using the basics of Section 3.2.4 from the LAP, the attached proposed amendment includes additional policies and direction to further strengthen and inform the policies for the Urban Forest and Parks for established areas.

Key points are:

1. Amend the Guidebook to include urban tree canopy policies to reflect direction in the MDP 2020.
2. Strengthen policies to support urban tree canopy in redevelopment.
3. Establish policies for the City to maintain, increase and redesign parks and open spaces due to population and density pressures.



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.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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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)	Monique
Last name (required)	Beaumont
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	PUD committee meeting on Guidebook for Great Communities
Date of meeting	May 5, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>I am a resident of Rideau Roxboro and I am formally requesting that the Guidebook for Great Communities be returned to Administration to allow for more community input and substantive engagement in the process. No one in our neighbourhood has had ANY input in this document. As such, our Community Association executive has signed a multi-community letter in opposition to the passing of The Guidebook in it's current form.</p> <p>Respectfully, Monique Beaumont</p>



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)	Bruce
Last name (required)	Williams
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Guidebook review
Date of meeting	May 5, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Most people agree the Guidebook has some merit but it does need to accommodate the considerable concerns that many Communities and residents have about the effect of its implementation on their Communities. Let me offer one option among many possible to try to resolve this impasse

April 27, 2021

Dear Councillors

I am writing as a resident of Mayfair Bel-Aire Community to add my comments to the upcoming discussion at the May 5 PUD meeting about the need to reconcile the goals of the Guidebook for Great Communities with the concerns of many communities in Calgary about how such objectives could result in damage to their communities.

There have been numerous consultations and discussions among communities, residents and the City planners about concerns and confusion over the intent and impact of the Guidebook for years with not much progress. The City defends the content of the Guidebook and in my direct experience after attending City led discussions does not seem to understand why there is so much opposition. I hear explanations from City planners and some Councillors that it is a question of misunderstanding the Guidebook, or false information has confused critics, or it is an example of NIMBYism run large etc. The City should understand where and why critics have legitimate concerns and at least acknowledge them rather than just dismiss them which often appears to be the case. Compromise is always possible assuming that both sides really want a working document rather than win a political argument. The recent consultation by the City held with interested residents was well done although the fact that recommendations from those consultations are not available until two days after my comments to the PUD committee must be submitted is a continuing example of communication problems which diminishes the value of those consultations.

My next concern relates to the LAP process. At present I understand a City planner after consulting with stakeholders and using the Guidebook for direction prepares a LAP and presents that plan to the PUD committee and finally to the City Council for approval. We are hearing complaints from communities already involved in the LAP process that their inputs are ignored in draft documents and the City planner can pick and chose from those opinions which they find useful ignoring counter views. Any reasonable person understands that we can not always reach a complete consensus but in a democracy minority opinion need to be revealed to decision makers and not only at a final decision stage. Let me suggest that communities should be entitled to prepare minority reports for a particular LAP which seems to ignore their concerns and these reports are part of the final LAP documents presented for review and approval by City Council or its committees. The Guidebook needs to include more direction to Planners about how to apply its guideline/rules.

Given so much time, effort and expense have been invested to date in the preparation of the Guidebook and so much opposition remains I would ask that Councillors consider another approach to gaining sufficient consensus. Appoint a panel including reasonable public members representing a variety of considered views, and City employees with planning expertise lead by a moderate, independent and experienced Chair to review the current document and revise that document to where it has some chance of being broadly accepted. Perhaps this could be accomplished during the summer and the revised document presented to Council in the early fall with sufficient support, or alternatively if no consensus can be developed or the timing does not work then the decision must be left to the next Council elected in the fall.

Yours truly

Bruce Williams

183 Malibou Rd SW



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)	Shirley
Last name (required)	Storwick
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	guidebook for great communities
Date of meeting	May 5, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I believe this process has been rushed and the guidebook needs more evaluation before proceeding. Changing existing density, height, setback, lot sizes and coverage will impact our communities in the long term. This should not be taken lightly. Improving the green spaces and retaining mature trees is necessary to keep our communities preserved. We need the opportunity for meaningful engagement in the process before passing the Guidebook.



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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)	Nathan
Last name (required)	Hawryluk
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	SPC on PUD: Guidebook for Great Communities
Date of meeting	May 5, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Attached is my letter.

28 April 2021

Planning and Urban Development Committee

Re: The Guidebook for Great Communities, 5 May 2021

Having written letters to this Committee and Council for the last year and a half about the Guidebook, I feel like we have become pandemic pen pals. Our letter writing is a little one-sided, but I know you're busy. I'll keep writing letters and speaking at public hearings until we've worked together to improve our planning process. I thought I'd let you know what I've been up to since the public hearing in March about the Guidebook. I'll write another letter after I've seen the proposed Guidebook changes.

More math

In the past, I've written about Calgary's finances and how our development pattern leaves us with lots of expensive infrastructure for us to maintain. I've done similar estimations for my neighbourhood of Renfrew. In 2021, Renfrew's residential properties are assessed at \$1.4 billion; non-residential properties at \$242.7 million. Multiplied by the 2021 tax rates (0.004825 and 0.016513, respectively), that should contribute \$10.7 million (\$6.7 million and \$4 million, respectively).

It appears that Renfrew has at least \$135.2 million in infrastructure. At 2021 tax levels, it would take Renfrew 12.6 years to save for one lifecycle of the replacement costs that I've been able to identify. Based on average asset lifespans, \$6.3 million of Renfrew's \$10.7 million annual taxes should go to the neighbourhood's replacement costs (and half of the costs for adjacent parts of Edmonton Trail and 16th Av).

This is based on page 59 of the 2017 Infrastructure Status Report's table of the quantity and replacement costs of some of Roads assets, and my very rough estimating skills

(map and ruler because that's faster than learning GIS). Simple division gives us the average replacement costs for curbs and gutters, lanes (alleys), engineered walkways (catwalks), pavement (streets), retaining structures taller than 1m (sound walls), sidewalks, streetlights, timber stairways, and traffic signals. A table is attached at the end of this letter to show the work. If someone wants to do more accurate math, I'd be grateful.

The method isn't perfect. The taxes are in 2021 dollars, and the replacement costs are in 2017 dollars. My estimating skills may not be precise. The average costs from page 59 of the 2017 infrastructure report have a fair amount of lumping. For example, the average cost of pavement includes everything from cul-de-sacs to collectors. I've yet to sort out how to include gas tax and the municipal sustainability initiative.

I'd be pleasantly surprised if Renfrew's remaining \$4.4 million in taxes were enough to cover Renfrew's other costs each year. In theory, our water user fees cover our underground utilities' replacement costs. To know whether Renfrew's taxes cover its other costs, we would need to know the replacement costs of Renfrew's pool, arenas, parks, or fields (which people from outside of Renfrew also use), the replacement costs for infrastructure that residents of Renfrew use in the rest of Calgary, and the cost of any services. I've yet to find a way to do that math. Places that cannot meet their costs and obligations are fragile and at risk to unexpected changes. We may have a city of such places.

Book report: Neighborhood Defenders

In the last few weeks, I've read Katherine Levine Einstein, David M. Glick, and Maxwell Palmer's *Neighborhood Defenders: Participatory Politics and America's Housing Crisis*. They studied how "motivated neighborhood defenders use participatory institutions and

land use regulations to stop, stall, and shrink proposals for new housing.”¹ Tools that were created to keep developers and governments from running roughshod over neighbourhoods with large urban renewal and highway projects have been used to delay small projects and prevent housing supply from keeping up with demand.

In Massachusetts, speakers at public hearings give their addresses. Einstein, Glick, and Palmer compared speakers with voters’ lists. They found that speakers at public hearings were more likely to be white by 8 percentage points (86.7% for voters, 95% for speakers), more likely to be over 50 by 22 percentage points (52.6% for voters, 75% for speakers), and more likely to be homeowners by 27 percentage points (45.6% for voters, 73.4% for speakers).² While speakers at public hearings oppose specific projects, most voters supported keeping a state law that promoted affordable housing by letting developers skip local zoning regulations in they meet affordability requirements.³ The researchers conclude that “a demographically unrepresentative (and privileged) group disproportionately participates in public meetings on housing development” and “the concentrated costs and diffuse benefits on housing development spur a group of highly affected individuals to both participate and oppose new housing.”⁴ Calgary’s Guidebook public hearing in March may be an example of this broader trend.

They found neighbourhood defenders, in high- and low-income areas, use land use regulations; expertise and education in law, design, engineering, architecture, and real estate; litigation (threatened or actual); neighbourhood organizations; and political activism to delay or reduce the supply of housing.

¹ Katherine Levine Einstein, David M. Glick, and Maxwell Palmer, *Neighborhood Defenders: Participatory Politics and America’s Housing Crisis* (New York: Cambridge University Press, 2020), 25.

² *Ibid.*, 101.

³ *Ibid.*, 106-109.

⁴ *Ibid.*, 114.

A recent article by Michael Manville and Paavo Monkkonen agrees with these findings. They look at localism, “the belief that a special moral authority accrues to people already in a community (e.g., Dye, 1963), and that ‘the needs and desires of established members of the local community should take priority over those of newcomers and outsiders’ (Wong (2018,3)).”⁵ For example, “the driving, parking, and resource use of existing residents is taken as a given, while the same behavior of future residents is measured, predicted, and counted against proposals to house them.”⁶ While localism is common in planning, it appears to be less common in the broader population. Surveys show that most Californians support letting the state preempt local control to increase housing, but opposition tends to be highest among homeowners, higher income households, and white men.⁷

Delaying or stopping redevelopment and pushing redevelopment to other places contributes to perimeter growth, with higher infrastructure costs for everyone, and gentrification. As Manville and Monkkonen note, “when everyone fights a project, those with the least power usually lose.”⁸ Similarly, “blocking infill housing is one place does not make demand for housing in that place disappear. It merely reduces and disperses the supply of housing available. It thus not only reduces affordability but makes the marginal resident *more* likely to drive, and drive at levels that rival those of current residents.”⁹ They also highlight that “the fact that new development can in

⁵ .Michael Manville and Paavo Monkkonen, “Unwanted Housing: Localism and Politics of Housing Development,” *Journal of Planning Education and Research* (March 2021), 2.

⁶ *Ibid.*, 12.

⁷ *Ibid.*, 11.

⁸ *Ibid.*, 3.

⁹ *Ibid.*, 5.

some cases make prices rise does not mean that blocking development will keep prices reliably low.”¹⁰

Einstein, Glick, and Palmer observe, “in some communities, neighborhood defenders have stopped the conversation by preventing new housing, but in doing so they are pushing the costs of development to other communities. In other places, underprivileged voices are not heard in these conversations. In these localities, new housing is being built, but it does not serve the needs of many in the community who need help.”¹¹

The Guidebook for Great Communities, especially if it has a broad upzoning (or gentle deregulation) everywhere, can be a way to respond to this situation. Manville and Monkkonen propose that “places confronting gentrification need more than just development restrictions. Often they need affluent places to allow more development.”¹² Einstein, Glick, and Palmer’s analysis suggests that “the balance of power is tilted in favor of entrenched, advantaged interests. It may therefore make sense to at least consider city-level political processes as potentially more representative of broader community interests” like Minneapolis’ broad upzoning that allows up to triplexes everywhere.¹³ The Guidebook for Great Communities and a new Land Use Bylaw are an opportunity to revise our city-wide processes to benefit many current and future Calgarians.

Thank you,

Nathan Hawryluk

¹⁰ Ibid., 14.

¹¹ Einstein, Glick, and Palmer, 171-172.

¹² Manville and Paavo Monkkonen, 12.

¹³ Einstein, Glick, and Palmer, 167.

	Quantity	Replacement Cost (\$M)	Cost per unit	Unit
Curbs and Gutters	6600	2514.1	\$380,924.24	Linear km
Lanes	3067.1	897	\$292,458.67	Lane km
Engineered walkways	96.4	17.6	\$182,572.61	Linear km
Pavement	16254.6	9935.3	\$611,230.05	Lane km
Retaining Structures (x>1m)	35.8	132.3	\$3,695,530.73	Linear km
Sidewalks	5680.6	2627.7	\$462,574.38	Linear km
Street lights	83792	1532.1	\$18,284.56	Streetlight stand
Timber stairways	68	3	\$44,117.65	Each
Traffic signals	1029	208.3	\$202,429.54	Signalized intersection
Total costs				

	Amount in Renfrew	Only one	Both sides of the street	Four lanes	Ed Tr and 16 Av	Ed Tr and 16 Av Values
Curbs and Gutters	25.8km		\$19,655,691		8.059km	\$3,069,868
Lanes	14.625km		\$8,554,416			
Engineered walkways	0.225km	\$41,079				
Pavement	25.8km			\$63,078,941	8.059km	\$4,925,903
Retaining Structures (x>1m)	0.3km	\$1,108,659				
Sidewalks	25.8km		\$23,868,838		2.043km	\$945,039
Street lights	488	\$8,922,866			7	\$127,992
Timber stairways	2	\$88,235				
Traffic signals	8 (on main streets, divided by 2)	\$809,718				
Total costs		\$10,970,557.67	\$52,078,944.93	\$63,078,941.35		\$9,068,802.84

	Renfrew's total	Lifespan (years)	Annual Cost (low)	Annual Cost (high)
Curbs and Gutters	\$22,725,559	50	\$454,511.19	\$454,511.19
Lanes	\$8,554,416	15	\$570,294.41	\$570,294.41
Engineered walkways	\$41,079	15	\$2,738.59	\$2,738.59
Pavement	\$68,004,844	15	\$4,533,656.29	\$4,533,656.29
Retaining Structures (x>1m)	\$1,108,659	10-50	\$22,173.18	\$110,865.92
Sidewalks	\$24,813,877	50	\$496,277.54	\$496,277.54
Street lights	\$9,050,858	50	\$181,017.16	\$181,017.16
Timber stairways	\$88,235	15-20	\$4,411.76	\$5,882.35
Traffic signals	\$809,718	50	\$16,194.36	\$16,194.36
Total costs	\$135,197,246.79		\$6,281,274.50	\$6,371,437.83



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)	Melanie
Last name (required)	Swailles
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	SPC on PUD - May 5, 2021
Date of meeting	May 5, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Attached are 2 documents submitted on behalf of the Brentwood Community Association: a letter dated April 28, as well as a previous submission from March 15, 2021. Please include both in the Public Submissions in this order: the April 28th letter first, followed by the March 15th letter. Thank you.

April 28, 2021

Standing Policy Committee on Planning & Urban Development
Office of the Councillors
700 Macleod Trail SE
Calgary, Alberta T2G 2M3

Dear Mayor Nenshi and City Councillors,

Re: Brentwood Community Association and Development and Transportation Committee (DTC) Public Submission on the Guidebook for Great Communities (“Guidebook”)

After the March 22 – 24 Public Hearings on the Guidebook, Motions were passed which, in part, directed Administration to “engage with stakeholders as needed” and report back to PUD on May 5th. As part of a “What We Heard Report (WWHR), Administration was to propose “recommended amendments to the Guidebook for Council consideration”.

The WWHR (which should include these “recommended amendments” will be first made public on the City website on April 30, 2021.

To be included in the Public Submissions for PUD, our letters are due today, April 28, 2021.

In other words, our CA feedback is due **2 days before** the WWHR will be released.

Any CAs or individuals wishing to comment have to do so without knowing any of the results of the engagement by Administration. How can our CA comment on statutory / non-statutory, or Urban Form Categories, Connector streets or any other identified issues, when we don’t know **if or how** those issues have been addressed in the first place?

(We recognize the tight time frame and deadlines. However, we also note that Administration has full-time staff with many resources available to them, plus the WWRH was contracted out. As CAs, we also have deadlines, but we are volunteers, working outside of our regular jobs with few resources available to us.)

This vividly illustrates the problem with the Guidebook process:

Council heard three days worth of presenters, many of them commenting that they did not feel heard, they were not aware, and they did not think there was enough engagement.

Council directed Administration to create a WWHR addressing those issues, yet nobody can read the WWHR before they submit their letters as to whether the problems have been addressed.

So, Council directed Administration to write a WWHR about the lack of engagement and open transparency around the Guidebook..... but ironically, the WWHR will not be available until after the deadline?

We need a delay on this. It is simply too rushed. Engagement with stakeholders means full and open communication; something which is not taking place when the WWHR is not available to CAs or individuals before they comment.

The Guidebook proposals will fundamentally change communities and the planning process. All Calgarians and stakeholders deserve to have full engagement and awareness of what it will mean to them.

The BCA is also re-submitting a copy of our CA comments sent prior to the March 22 Council Meeting on the Guidebook. As far as we know, all of those concerns still apply as Administration has not provided any feedback to indicate that they have accepted any changes as suggested by multiple individuals and CAs.

Thank you for your consideration of our feedback.

Sincerely,

Brentwood Community Association Board members:

Bonita McCurry,
President

Kirk Osadetz,
Vice President

Lisa Boychuk
Treasurer

Melanie Swailes
Peter Johnson
Development and Transportation Committee

March 15, 2021

The City of Calgary
P.O. Box 2100, Stn. M
Calgary, Alberta T2P 2M5

Attention: Mayor Nenshi and City Councillors

Dear Mayor Nenshi and City Councillors,

Re: Brentwood Community Association and Development and Transportation Committee (DTC) Public Submission on Guidebook for Great Communities (“the Guidebook”)

Members of the Brentwood CA wanted to like the Guidebook.

We had high hopes for the idea of a multi-community planning process in which we would participate with other District 14 communities in planning for future growth. But somehow the Guidebook became too far-reaching and too remote from the reality in Brentwood and other established communities. With each revision of the documents (see next page), there appeared to be greater and greater focus on densification and high-use areas at the expense of contextually sensitive redevelopment or community character.

We no longer see our community reflected in the Guidebook.

Brentwood has been named the #1 community by Avenue magazine readers for 2 years in a row, proof that we already have a pretty “great” community. Most Brentwood homes are in areas designated as R-C 1 (Residential – Contextual One Dwelling Districts), defined in LUB1P2007 as “*intended to accommodate existing residential development and contextually sensitive redevelopment in the form of Single Detached Dwellings in the Developed Area.*”

Yet we do not see any illustration in the Guidebook that looks like what residents like best about our community.

The illustration for the Limited Scale Development shows only attached homes and many three storey buildings. There are no detached homes shown, no detached garages, no laneways (alleys), no bungalows.... In short, there are no building forms that reflect our community at all.

We realize that this is an illustration only, but if an illustration is to represent a building category (in this case the Neighbourhood Local, then this looks nothing like our community. This presents a very drastic change which was not presented in earlier versions of the DAG or Guidebook (next page).



How did we get to here?

- Previous Guidelines such as the “**Low Density Residential Housing Guidelines for Established Communities**” (Dec 2010) placed a strong emphasis on “*encouraging development to respect and enhance the overall quality and character of the street / community in which it takes place*”: it provided very specific design element considerations for “*sensitive and quality redevelopment ... of established communities*” (pages 7-8).
- The Developed Areas Guidebook was created in 2017.
- Amendments to the DAG were presented in 2018, along with the warning: “**More significant changes to the Guidebook are being considered than were originally anticipated following the approval of the Guidebook (the DAG) in 2017.**”
- One of the changes was significant: “*Local Area Plans may outline a finer level of detailed policy than what is provided in the Guidebook, and the exemption would be maintained as this Guidebook is amended from time to time. In the event of any conflict between a Local Area Plan and this Guidebook, **the Guidebook takes precedence.***” (previously, the LAP takes precedence)
- The DAG work ceased, and a “Guidebook for Great Communities” was released in September 2019.
- The current version was not released until January 2021. **Another drastic change was presented in the form of Zone A or Zone B, supporting Residential Intensity according to location.**

Engagement Concerns:

The revisions have not adequately addressed concerns repeatedly expressed by CAs over the past year, and the recent addition of Zone A and B was unexpected even to CAs who have been actively involved.

“*The Guidebook also considers more than five years of information collected from engaging with citizens through hundreds of planning projects.*” <https://www.calgary.ca/pda/pd/current-studies-and-ongoing-activities/guidebook-fqs.html>

However, the “*hundreds of planning projects*” on the website all took place between 2015 – 2020. The recent Guidebook version was not released until January 2021.

Anyone attending an earlier information session would not have been informed about the Zone A and B changes, among others. While we appreciate that some of the changes are in response to feedback received by the City, other changes are not. Earlier engagements on different versions do not reflect the current proposals. These are major changes and they require greater engagement, explanation and transparency.

Brentwood CA Top Concerns and Recommendations:

1. The Urban Form and Scale Categories identify the lowest urban form as including up to 3 storeys and up to townhouses or rowhouses.

The Guidebook does not include a category for single detached homes. The LUB section guiding the height of a 3-storey building will not be amended until after the Guidebook is approved.

Many homes in Brentwood are bungalows, and there are no 3-storey homes at all. The proposed build form is completely out of character with the homes in our community. This contradicts the Infill Guidelines’ emphasis on “encouraging development to respect and enhance the overall quality and character of the street / community in which it takes place”.

This issue has a FAQ from www.calgary.ca/guidebookfacts

“*Why isn't there an urban form category for single detached homes? Will entire streets remain single detached homes?*”

Answer:

*Urban form categories capture the broad range of building types and uses that may generally occur in an area. Neighbourhood Local areas may be predominantly single detached dwellings, but may also include other types of homes such as rowhomes, semi-detached, fourplexes and even apartment buildings mixed in. The Guidebook includes policy encouraging the **sensitive integration of new buildings with their surroundings**.*

However, as is the case today, many streets will experience limited or no redevelopment and any redevelopment is initiated by individual property owners.”

Recommendation: “Sensitive integration” requires an additional Urban Form Category to include a scale modifier that is RC-1 or single detached dwelling.

2. Lot coverage and loss of trees / greenspaces

Brentwood is known for large, mature trees, including many fir and spruce trees which grow best where they have room to spread out. R-C1 properties can have buildings covering only up to 45% of the property, while R-G (includes townhouses) allows up to 60%. Existing areas with large trees and greenspaces may lose much of the tree canopy and greenspace. Privacy / overlooking / massing are also concerns.

Recommendation: Retain the lot coverage at 45%, even in cases of a change of land use to another building form.

3. The lack of contiguous areas of R-C1.

In new greenfield communities, developers delineate types of housing and plan entire blocks of exclusively R-1, or R-2, or other housing forms. They don’t mix and match on every block. Many new areas have R-G land use, which allows for a variety of housing forms, yet similar housing forms are placed together (i.e. an “estate” area of single family homes).

When developing new communities, a developer will control what will be developed on each lot as they would not be able to sell a single family home without identifying what will be built next door. They do not have the same concern in an existing community as they have no vested interest in the home next door.

In a new community, the first question a purchaser of an empty lot is going to ask is, “what’s going to be built next to me?” The purchaser of a single family homes is unlikely to want a 3-storey townhouse next door (and if he does, then the price will reflect that). The purchaser of a townhouse may hesitate if a tower is to be built next door. Certainty is important.

In essence, the buyer is purchasing not only his own property, but some assurance as to the build form next door. (An analogy is choosing a non-smoking seat in a restaurant. There is a reasonable expectation that the seats around you will also be non-smoking. It is not only “your” seat that matters, it is also about what is around you.)

Recommendation: During the LAP process, allow for contiguous areas of R-C1.

4. The definition of “connector” streets.

Greater density is to be placed on connectors, but some communities don’t have housing located directly on the major connectors within their area (example: Brentwood is bounded by major thoroughfares such as John Laurie, Shaganappi, Northland and Crowchild, but none of them have housing directly on them). Therefore, the next buildable “main” streets are much smaller, local streets (Northmount, Brisebois, Capri) lined with R-1 houses.

The Scale Category beyond “Limited” is “Low” and allows for 6-storey building. The Mid Category would allow for a 12 storey. This is a huge difference compared to the bungalows on many of those streets.

Recommendation: Greater clarity on how connector streets are selected in areas without direct access from the main streets and roadways in their neighbourhood.

5. The Guidebook would override existing ARPs where density has already been planned.

ARP materials will be “transferred over” into the LAPs, but each community’s carefully planned ARP will be replaced with a multi-community model involving up to a dozen or so communities. While some multi-community planning is welcomed, there is little consideration of the unique features in each community.

The Brentwood Station ARP was finalized in 2009 and referenced “**Areas of Change and Stability**” as a core concept. The central theme was that some areas (around the LRT on all sides) would experience significant change, and other areas would remain largely unchanged. The densification would occur within the SARP area, leaving other areas of Brentwood as predominantly R-C1. Large areas of buildable land remain undeveloped at the TOD area and residents welcome further development there.

Recommendation: The Guidebook focuses on how to create great communities but not how to sustain the great communities we already have. Community character considers the pattern of streetscape, architectural details, scale and massing, and natural features that create an “experience” that is recognizable as a sense of place. The SARP captured this in detail that a broader Guidebook cannot.

6. Larger-scale redevelopments

Density was already planned in many communities for central areas (Currie, Brentwood TOD, Dalhousie Coop, Stadium Shopping Centre, University District, etc.). Those areas had detailed plans and community engagement and the larger scale projects were planned as the highest areas of redevelopment. Victoria Park or East Village areas require large demand and will not be built if redevelopment occurs in bits and pieces everywhere else. In Brentwood, Northland Mall is undergoing redevelopment, including the addition of 6-storey residential buildings. The BCA has supported that redevelopment.

Recommendation: Focus on the larger scale projects to ensure their completion. They are less likely to move forward if there are small pockets of redevelopment scattered throughout broader areas.

In closing, the BCA respectfully requests that Council direct the Administration to consider our comments and recommendations to make changes in the Guidebook. Furthermore, we would like further engagement with communities and community associations for any proposed amendments.

Thank you for your consideration of our feedback.

Sincerely,

Brentwood Community Association Board members:

Bonita McCurry,
President

Kirk Osadetz,
Vice President

Lisa Boychuk
Treasurer

Melanie Swailes
Peter Johnson
Development and Transportation Committee



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)	Lisa
Last name (required)	Poole
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	Planning and Urban Development Committee
Date of meeting	May 5, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please find attached a multi-community letter requesting more time for meaningful public engagement on the Guidebook for Great Communities

April 28, 2021

Standing Policy Committee on Planning & Urban Development
Office of the Councillors
700 Macleod Trail SE
Calgary, AB T2G 2M3

Dear Mayor Nenshi and City Councillors:

During the Public Hearing from March 22-24, Council listened to three days worth of speakers with a great number of concerns and recommendations to improve the Guidebook. A common theme was the lack of engagement, awareness and transparency on what the Guidebook truly means for residents and communities.

There were no Guidebook amendments presented to the public between the March 22-24 public hearing and the April 28th deadline for written submissions to be published on the agenda for the Standing Policy Committee on Planning and Urban Development (PUD). Further, Administration's report to PUD will not be available online to the public until Friday April 30th. This is two days **after** the deadline for written submissions.

Council gave direction "to receive and consolidate proposed amendments submitted by members of Council **and the public** for review and consideration for Administration". Council also directed Administration to report to the May 05 Standing Policy Committee on Planning and Urban Development committee meeting with a "What We Heard" report based on the Guidebook for Great Communities Public Hearing 2021 March 22-24 "and proposed recommended amendments to the Guidebook for Council consideration, engaging with stakeholders as needed, with public participation in the committee meeting".

The consolidation of amendments from the public is a necessary first step in involving Calgarians in proposed amendment recommendations to the Guidebook. However, we emphasize that meaningful public engagement on **substantive amendments is still needed**, particularly for sections such as: urban form categories (neighbourhood local & neighbourhood connector), urban forestry, heritage, and the Local Area Planning process, as well as others.

The Guidebook represents a major evolution to planning that will directly affect every community within our City for decades to come and it must not be rushed. PUD should not recommend that Council approve an amended Guidebook and Council should not approve an amended Guidebook, in any form, until there has been City-wide public engagement on proposed Guidebook amendments.

We, the undersigned communities, ask you to take the time needed to get this right.

Sincerely,

Community Association Co-Sponsors:	
Abbeydale Community Association	
Banff Trail Community Association	
Bowness Community Association	
Brentwood Community Association	
Cambrian Heights Community Association	
Cliff Bungalow Mission Community Association	
Crescent Heights Community Association	
Elbow Park Residents Association	
Elboya Heights Britannia Community Association	
Forest Heights Community Association	
Glendale/Glendale Meadows Community Association	
Hounsfeld Heights/Briar Hill Community Association	
Huntington Hills Community Association	
Inglewood Community Association	
Maple Ridge Community Association	
Marlborough Park Community Association	
Mayfair Bel-Aire Community Association	
Meadowlark Community Association	
Mount Royal Community Association	
Parkdale Community Association	
Rideau-Roxboro Community Association	
Scarboro Community Association	
Scenic Acres Community Association	
University Heights Community Association	
Varsity Community Association	

Woodcreek Community Association	
---------------------------------	--

*NB: that this is not a definitive list. The timeline was too tight for some communities to secure the necessary approval to endorse the letter

Individual Co-Sponsors:
William Acteson (Crescent Heights)
Al Barber (Mount Pleasant)
Christine Buchanan (Kelvin Grove)
Guy Buchanan (Kelvin Grove)
Sean Carrie (Renfrew)
Mac Carruthers (Chinook Park)
Sandra Clarkson (Mayfair)
Estelle Ducatel (Mount Pleasant)
George Giles (Renfrew)
Janet Giles (Renfrew)
Flora Gillespie (University Heights)
Mark Greenwald (University Heights)
Pat Guillemaud (Westgate)
Tim Holz (Crescent Heights)
William Johnson (Cliff Bungalow)
Susan Krochenski (Cambrian Heights)
Melissa Murray (Crescent Heights)
Mike Murray (Crescent Heights)
Kelly Page (Renfrew)
Gemma Rae (Chinook Park)
Don Thomson (University Heights)
Jorg Wimbert (Renfrew)
Megan Waldie (Renfrew)



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) Terry

Last name (required) Wong

What do you want to do? (required) Request to speak

Public hearing item (required - max 75 characters) Guidebook for Great Communities - SPC PUD

Date of meeting May 5, 2021

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



April 28, 2021

Standing Policy Committee on Planning & Urban Development
Office of the Councillors
800 Macleod Trail SE
Calgary, Alberta T2P 2M5

Dear Mayor Nenshi and City Councillors,

Re: Hounsfield Heights Briar Hill Community Association Public Submission
on Guidebook for Great Communities (“the Guidebook”)

At the March 22 – 24 Public Hearings on the Guidebook, Hounsfield Heights Briar Hill Community Association submitted a written submission and rose to speak about concerns and opportunities related to the Guidebook establishment process, the content, and the allegations of misinformation, misrepresentation, and disparaging comments again the public by Members of City Council and City Administration. We remain very concerned about the process of public policy making.

We had hoped Council’s directions to re-engage the public hearing participants to better understand these perspectives and to return recommendations on Guidebook amendments and a position on ‘Statutory vs. Non-Statutory’ Guidebook would have been also included shared insights and a collaborative effort to shape Administration recommendations. We recognize that there were multiple participants engaged but there was inadequate time allowed for this collaborative effort. This was the fault of the Council motion limiting time for engagement to just 6 weeks rather than a minimum 10 weeks requested through a failed Councillor motion.

The Guidebook is not ready. The amendments and recommendations have not been to allow the community association to review, understand, share with the residents and return feedback to City Council at the time of filing this written response. We cannot allow procedural and Council defined timelines to trample on the rights of public engagement and democracy. The March public hearing process allowed us to speak and ‘advance to 1st base’. The April public engagement session allowed us to share our intimately our concerns, but as in baseball, ‘we attempted to round the bases, but remain on 1st base because of the lack of understanding on what and where the amendments and recommendations are.

On May 5th, we suspect that we will still be stranded on 1st base. Please do not allow the Guidebook in any form to attain Council approval until the public have a fair and comprehensive opportunity to review and debate these with the community and share our thoughts with Administration.

Regards,

Terry Wong
Hounsfield Heights – Briar Hill
Community Association - President

cc: HH-BH Board of Directors



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)	Jeff
Last name (required)	Marsh
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	PUD - Guidebook for Great Communities
Date of meeting	May 5, 2021

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

There has been inadequate time and opportunity for meaningful amendments to be drafted address concerns raised at the public hearing on the Guidebook in March and to my knowledge as of today's deadline for submissions for the PUD meeting none have been circulated and thus the public has no opportunity to review anything. As such, despite Council's direction to return the Guidebook for Amendment at this meeting, on behalf of the community of Hounsfield Heights Briar Hill, I implore the committee to defer this item and ensure that as much time as is necessary is taken to properly amend this very important policy which has the potential to completely alter our entire cityscape! Jeff Marsh, Director, Strategic Planning & Land Use, Hounsfield Heights Briar Hill Community Association. 403-606-2774



Public Submission

City Clerk's Office

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First name (required)	Megan
Last name (required)	Waldie
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Guidebook for Great Communities- PUD meeting
Date of meeting	May 5, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I have already requested a time to speak at the PUD meeting, but would like to add this written submission to be provided to all council members.

April 28, 2021

Your Worship and City Councillors,

I am writing today to voice my strong objection to approving The Guidebook for Great Communities as it stands.

The main basis for this objection is the major issue I see with its implementation in regards to the creation of the NorthHill Local Area Plan. The NHC-LAP is, simply put, not compliant with the Guidebook Policies and Principles. This is not just a matter of opinion, but factually based on specific contradictions between the policies and principles set out in the Guidebook for Great Communities and the resulting outcome which is the NHC-LAP as I detail further below.

As a result, I ask that you send the Guidebook back to administration for changes prior to its approval in order to ensure there are proper policies and processes explicitly stated within the guidebook to ensure proper oversight and compliance with the Guidebook in the creation of LAPs to prevent these discrepancies for both the current NHC-LAP pilot and all future LAPs for the entire city.

Summary of Contradictions between the Guidebook Policies and LAP design (demonstrating the flaws in the Guidebook for Great Communities)

1. The urban form designations through residential communities

The *low density urban* form which the NHC-LAP has assigned to over 8 neighbourhood connector streets in Renfrew, allowing building heights of up to 4 to 6 storeys, is not considering current local built form. Most of these areas include 1 story bungalows and are directly south of green space/parks (shading essential outdoor amenities). ***This is in direct violation of the following principles in the Guidebook for Great Communities:***

2.2. b. vii. A local area plan should be informed by community characteristics and attributes including, but not limited to, parks and open spaces.

2.2. b. vii. A local area plan should be informed by community characteristics and attributes including, but not limited to, parks and open spaces.

*2.2. e. The Local Area plan should determine the appropriate boundaries for each urban form category based on local context and criteria, including, but not limited to, **existing uses, existing amenities** and programming, shared facilities, access and servicing, property boundaries and **natural features**.*

*2.6. e.i. Development in Neighbourhood Connector and Neighbourhood local areas should; **consider the local built form context**.*

2. The intensity and proportion of growth in residential sections of communities as opposed to main streets

A mere 21% of the allocated higher density growth in Renfrew is directed at the main streets as opposed to 79%, 6 times as much, being on residential streets. This is **blatantly non-compliant with the Guidebook's principle:**

2.1.a.i. that a greater share of growth and the highest intensities to Activity Centres, Main streets, transit station areas and other areas of moderate-high activity.

3. The disparity between neighbourhoods in regards to density application based upon the Guidebooks factors for supporting density

There is an **Egregious disparity in the application of density amongst the communities in the North Hill Local Area Plan.** Renfrew is disproportionately targeted for a much higher proportion of increased density when compared to neighbourhoods with

similar attributes (i.e. variability of housing, access to amenities, current density, transit access, etc) that the Guidebook describes as promoting factors as to where to apply density.

In addition, neighbourhoods such as Rosedale, that exemplifies many of the factors in the Guidebook that would be prime for density and variability increases; with its access to transit/ amenities, walkability, activity centre of SAIT, lack of variability of housing options (it is 87% single detached dwellings), lowest rental availability and highest rental cost, has essentially no growth planned or changes to its urban forms in the NHC-LAP. This is not compliant with the Guidebook Principles.

Based on these significant measurable inconsistencies in the application of the Guidebook policies in the creation of LAP's we ask that you refer the Guidebook back to administration so that they can address this lack of policy/processes for the creation of LAPs that are in compliance with the Guidebook. This should include in some form;

- i. Specific engagement strategies for the formation of the LAP development committees (# and equality of residents in all communities, Community Associations, etc.)
- ii. LAP planning advertising strategies and requirements at various stages of development
- iii. Some oversight for reviewing the LAP's compliance with Guidebook policies

Thank you,

Megan Waldie



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)	Joe & Patricia
Last name (required)	Levesque
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Delay the Passing of The Guidebook For Great Communitie
Date of meeting	May 5, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	We strongly object to Council rushing to institute the Guidebook for Great Communities with insufficient input from the communities. In a democratic society/government all stakeholders would be given the opportunity and time to be involved in the process. We strongly urge you to consider a referendum during the next municipal election.



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)	Simonetta
Last name (required)	Acteson
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	Guidebook for Great Communities
Date of meeting	May 5, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please see attached letter



April 28th, 2021

**TO: Standing Policy Committee on Planning and Urban Development
Mayor Nenshi, and
All Councillors**

RE: Guidebook for Great Communities

This letter now marks the seventh official letter to Council and SPC over more than a year and we continue to express the same previously listed concerns with the Guidebook, the North Hill Communities Local Area Plan, and more specifically, the process.

We respectfully request that the Standing Policy Committee recommend that Council direct Administration to revise the Guidebook for Great Communities and conduct a thorough public engagement process to ensure that Calgary is properly informed and listened to before it be returned to PUD or Council for consideration.

As a community association and individuals working as volunteers we find ourselves again with our backs to the wall, responding during a pandemic which has touched and altered all our lives. Now there is the added pressure of an impending election that has further impacted the decision process timeline. Again we feel that our residents are not properly informed or involved in these documents and the potential impacts on their homes and community and we neither have the information to share, nor have little ability to relay information in adequate time.

Between March 22- 25th, we listened with interest to the range of opinions and concerns heard at public hearing. We participated openly in the Engagement Workshop offered following the hearing, as well as a specific working session where we cooperatively participated in presenting potential amendments to City administration for their consideration.

We remain in the dark about what amendments may be put forward in what form, or whether these will be supported by Council and included. This will not change before the end of the day April 28th when submissions are required. Nor will we know with any certainty what amendments will be accepted if they are moved forward to Council for approval. Once again this process has been one that excludes the need for frank dialogue and open communication. It is impossible to respond to something that does not yet exist, and we will therefore be required to speak to information with very little time to review, or to adequately inform our residents.



The Guidebook for Great Communities is a pivotal planning document that requires the full attention of Calgarians and in our opinion, requires a robust, meaningful, and candid discussion before changes are accepted and the plan goes back to Council. If the impending election means the progress will be delayed, this should not be the over-riding issue. The issue is that this plan must benefit from additional work and a clearer understanding and agreement by Calgarians.

By email only

Simonetta Acteson, CHCA Director

North Hill Communities Working Group, CHCA Representative

On behalf of the Crescent Heights Community Association





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)	Katherine
Last name (required)	Parsons
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	SPC on Planning and Urban Design, Guidebook for Great Communities
Date of meeting	May 5, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Thank you!

April 28, 2021

Dear Mayor Nenshi and Councillors,

Before the Guidebook for Great Communities is approved, I'd ask that you kindly consider the following amendments:

1. **Introduce a scale differential cap of 2 storeys to existing homes in all directions on Neighbourhood Connector Streets.** Having a differential height cap of 2 storeys between new and existing buildings would mean that the building scale of new development will increase at a more gradual spatial and time rate and would be palatable to existing residents. In Renfrew, this would mean that most condos and apartments will have a 3-storey scaling limit. However, as street density is increased, and new condos and apartments are built next to others, the two-story differential cap will result in a gradual and regulated increase in building heights. This would ensure that Neighbourhood Connector Streets can continuously grow into the future in a way that new development is always considerate of existing residents by limiting the scale differential.
2. **Do not allow mixed-use buildings and small scale retail shops on Neighbourhood Connector Streets when Main Streets are within walking distance.** In the case of Renfrew, Edmonton Trail and 16th Ave N are within walking distance of all residents. There is no need for retail shops to be scattered about on our neighbourhood streets. It would be extremely disruptive to live next to any sort of a busy shop - particularly one with a patio such as a coffee shop or restaurant. Existing residents would like to be able to continue to open their windows for fresh air without constant disruption. Please consider allowing only home-based businesses like the adjacent streets.
3. **Reconsider classification criteria to be met for a street to be considered a Neighbourhood Connector.** It is shocking that 6 St, 8 Ave NE and 12 Ave NE (and all other Neighbourhood Connector streets in Renfrew) are equated with 10 St NW and 14 St NW. Both 10 St NW and 14 St NW are major thoroughfares that connect numerous communities with lots of traffic! 14 St travels all the way from Elbow Park to Hidden valley. In contrast, 8 Ave NE and 12 Ave NE are short, quiet, residential streets and only connect those communities directly adjacent. Additional criteria such as traffic volume, number of lanes, number of traffic lights, and number of communities connected, could be used to help define which residential streets are appropriate to classify as a "Neighbourhood Connector".

This lack of clarity and criteria has resulted in 79% of the high intensity growth in Renfrew being applied on residential streets with only 21% appropriately directed to the Main Streets in the North Hill Communities Local Area Plan. This directly contradicts Guidebook Section 2.1.a.i which 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-high activity.*"

The Neighbourhood Connector classification criteria also need to be applied consistently across all communities in a Local Area Plan. From the disparities in the North Hill Communities Local Area Plan, it is clear that Neighbourhood Connector Streets are not consistent across communities. It is not appropriate that one community is forced to have multiple streets titled as Neighbourhood Connectors while others do not have any.

Going forward, please also ensure that Local Area Plans:

- 1) are appropriately named and advertised so that residents know their community is impacted (the name North Hill was ambiguous and misleading)
- 2) host targeted Neighbourhood Connector workshops
- 3) ensure Neighbourhood Connector residents are appropriately represented in LAP working groups

If Council is considering some special single home policies to appease those in the communities who are opposed to duplexes next to their single family homes (a change that doesn't material increase scale and massing), then also consider these more functional and modest proposed amendments. It is not equitable to have special policies to protect some areas of single family homes from a duplex and then expect other single family homes to have 6 storey buildings next to them in order to meet the City's density and growth targets.

Ultimately I would like the Guidebook to eventually pass. Calgary does need to start to grow up instead of out to be sustainable. However, prior to the Guidebook passing, more work needs to be done to ensure that Neighbourhood Connector Streets are applied appropriately and consistently in established neighbourhoods and are considerate to existing residents. Having a 2 storey differential height cap would ensure new development is considerate of existing residents while allowing for Calgary to grow and increase diversity, sustainability and equitability.

Thank you for your consideration,

Katherine Parsons



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)	L.J.
Last name (required)	Robertson
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Standing Policy Committee on Planning and Urban Development, Guidebook
Date of meeting	May 5, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please find attached a submission from Inglewood Community Association.

April 26, 2021

Standing Policy Committee on Planning & Urban Development
Office of the Councillors
700 Macleod Trail SE
Calgary, AB T2G 2M3

Dear Mayor Nenshi and City Councillors:

During the Public Hearing from March 22-24, Council listened to three days worth of speakers with a great number of concerns and recommendations to improve the Guidebook. A common theme was the lack of engagement, awareness and transparency on what the Guidebook truly means for residents and communities.

There were no Guidebook amendments presented to the public between the March 22-24 public hearing and the April 28th deadline for written submissions to be published on the agenda for the Standing Policy Committee – Planning and Urban Development (PUD). Further, Administration’s report to PUD will not be available online to the public until Friday April 30th. This is two days **after** the deadline for written submissions.

Council gave direction “to receive and consolidate proposed amendments submitted by members of Council **and the public** for review and consideration for Administration”. Council also directed Administration to report to the May 05 Standing Policy Committee on Planning and Urban Development committee meeting with a “What We Heard” report based on the Guidebook for Great Communities Public Hearing 2021 March 22-24 “and proposed recommended amendments to the Guidebook for Council consideration, engaging with stakeholders as needed, with public participation in the committee meeting”.

The consolidation of amendments from the public is a necessary first step in involving Calgarians in proposed amendment recommendations to the Guidebook. However, we emphasize that meaningful public engagement on **substantive amendments is still needed**, particularly for sections such as: urban form categories (neighbourhood local & neighbourhood connector), urban forestry, heritage, and the Local Area Planning process, as well as others.

The Guidebook represents a major evolution to planning that will directly affect every community within our City for decades to come and it must not be rushed. PUD should not recommend that Council approve an amended Guidebook and Council should not approve an amended Guidebook, in any form, until there has been City-wide public engagement on proposed Guidebook amendments.

We, the undersigned communities, want you to take the time needed to get this right.

Sincerely,

Community Association Co-Sponsors:	
Abbeydale Community Association	
Brentwood Community Association	
Cambrian Heights Community Association	
Cliff Bungalow Mission Community Association	
Crescent Heights Community Association	
Elbow Park Residents Association	
Elboya Heights Britannia Community Association	
Forest Heights Community Association	
Glendale/Glendale Meadows Community Association	
Hounsfeld Heights/Briar Hill Community Association	
Huntington Hills Community Association	
Inglewood Community Association	
Maple Ridge Community Association	
Marlborough Park Community Association	
Mayfair Bel-Aire Community Association	
Meadowlark Community Association	
Mount Royal Community Association	
Parkdale Community Association	
Rideau-Roxboro Community Association	
Scenic Acres Community Association	
University Heights Community Association	
Varsity Community Association	
Woodcreek Community Association	

*NB: that this is not a definitive list. The timeline was too tight for some communities to secure the necessary approval to endorse the letter

Individual Co-Sponsors:
William Acteson (Crescent Heights)
Al Barber (Mount Pleasant)
Sean Carrie (Renfrew)
Mac Carruthers (Chinook Park)
Sandra Clarkson (Mayfair)
Estelle Ducatel (Mount Pleasant)
George and Janet Giles (Renfrew)
Pat Guillemaud (Westgate)
Tim Holz (Crescent Heights)
William Johnson (Cliff Bungalow)
Susan Krochenski (Cambrian Heights)
Mike and Melissa Murray (Crescent Heights)
Kelly Page (Renfrew)
Gemma Rae (Chinook Park)
Jorg Wimbert (Renfrew)
Megan Waldie (Renfrew)



INGLEWOOD COMMUNITY ASSOCIATION

*1740 24TH AVE SE
CALGARY, ALBERTA*

T2G 1P9

PHONE: 403-264-3835

EMAIL: info@icacalgary.com

April 28, 2021

Standing Policy Committee on Planning and Urban Development
Office of the Councillors
700 Macleod Trail SE
Calgary AB, T2G 2M3

Dear Councillors and Board Members:

Re: Guidebook for Great Communities, May 5, 2021

Inglewood has been integrally involved in the short, flawed and disjointed process that has generated the draft Guidebook for Great Communities. Although we were one of the few communities included in the by-invitation-only early sessions, we found the abrupt departure from the collaborative structure that characterized the Developed Areas Guidebook to be confusing. The hand-chosen (and very small) group of stakeholders was odd, as was the digression from the Municipal Development Plan that clearly anticipated a sea-change to the land use bylaw. As evidenced by the strong and vocal response at Council this March, it is obvious real consultation was lacking. Although the post-Council discussions have started to home in on actual communication with the public and much progress is finally being made, participants will not be completely unaware of what changes, if any, are being proposed until the deadline for input to your committee has passed. In the wake of the first meaningful exchanges in the entire exercise, this seems counter-intuitive.

As such, we are signators to the multi-community letter (attached) requesting that amendments to the Guidebook be consolidated and returned to Administration. The "What We Heard" sessions have made it clear that after two years of ineffectual attempts, more public consultation on changes to what has been proposed is required in several areas first. Because of the magnitude of the guidance and its universal impact on Calgarians, this must be done openly and properly. Until that is achieved, PUD must not recommend anything to Council, nor must Council approve a half-completed product.

Yours very truly,

INGLEWOOD COMMUNITY ASSOCIATION

A handwritten signature in black ink, appearing to be 'L.J. Robertson', with a long horizontal line extending to the right.

L.J. Robertson
Director, Inner-City Planning and Heritage



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)	Janice
Last name (required)	Walker
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Guidebook for Great Communities
Date of meeting	May 5, 2021

I find it odd that we've been asked to provide feedback by April 28 prior to the report back presentation tomorrow (April 29). I'm assuming this means that feedback received here will not be considered so won't put a lot of effort into it. At this point we have no idea what, if any, changes have been recommended so it's rather difficult to provide feedback. I could ask to speak so I could hear the presentation first but could not stomach the thought of going in front of some of the bullies on council trying to push this through before they exit.

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

This entire process has been extremely high-handed and convoluted from the beginning with the lack of communication and engagement through to the end product forcing a result that residents may not support. If it were just a tool to assist communities with ideas to prepare their LAP some of it may be of value but I cannot support any of it unless it becomes a true Guidebook instead of a Statutory Document.

I'll just end by saying that we already live in a Great middle class mixed (in all respects) Community with every amenity one could want either in the community or in close proximity. I am not adverse to change but not when what the community may want isn't on the 'menu'. What is happening to the Shim family and their DQ could easily happen in any neighbourhood and is despicable. If my house burned down I wouldn't want to be told what to replace it with based on my location.



Public Submission

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First name (required)	Paul
Last name (required)	de Jong
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	City of Calgary Committee on Planning and Urban Development (PUD) will be c
Date of meeting	May 5, 2021

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

Regarding: City of Calgary Committee on Planning and Urban Development (PUD) consideration of approval of The Guidebook for Great Communities.

I am a resident in the Rideau Park area of the City.
I have apprised myself of the contents and direction of the Guidebook for Great Communities, and remain wholly unconvinced:

- a) that suitable time, research, consultation, and strategic planning has gone into this initiative;
- b) that the apparent content and direction of the Guidebook is in the best interests of all Calgary communities and citizens

Therefore I lend my support to any all like minded citizens and communities who are now asking that The City NOT approve the Guidebook in any form at this time; but instead to return the document back to Administration to allow for substantive public engagement in order to create a better Guidebook.



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) john

Last name (required) amundrud

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

Public hearing item (required - max 75 characters) The Guidebook for Great Communities

Date of meeting May 5, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters) Approval of the The Guidebook for Great Communities cannot be rushed as it affects planning for our entire city. It must be delayed until Calgarians have been given an appropriate opportunity and time for meaningful engagement in the process. That has not happened to date and the proposed Guidebook cannot be approved until substantive public engagement has occurred. Thank you. John and Dianne Amundrud



Public Submission

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First name (required)	Tracy
Last name (required)	Beaumont
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	PUD Meeting on Guidebook for Great Communities
Date of meeting	May 5, 2021

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

I am very concerned from speaking with people from numerous neighbourhoods that a majority of Calgarians have not even heard of the Guidebook for Great Communities. The few people who have heard of it have no idea what is in it. I have read the Municipal Development Plan, The Guidebook for Developed Communities and The Guidebook for Great Communities. The MDP is intelligible and provides a mostly comfortable way forward for residents of Calgary's communities. The Guidebook for Great Communities is hard to understand and it is impossible for residents to predict the effect on their neighbourhoods or homes. There needs to be a successful engagement with Calgarians and a buy-in by them before the Guidebook for Great Communities is passed. Real engagement cannot be accomplished before the election. I request that PUD recommends to Council that the approval of the Guidebook, with or without amendments, be deferred until Calgarians can be effectively engaged. There is no way to accomplish that before the election!



Public Submission

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First name (required)	Susan
Last name (required)	Roskey
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	GuideBook should not be approved and passed by City Council
Date of meeting	May 5, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	See attached letter please

April 28, 2021

Standing Policy Committee on Planning & Urban Development

Office of the Councillors

700 Macleod Trail SE

Calgary, AB T2G 2M3

Dear Mayor Nenshi and City Councillors:

During the Public Hearing from March 22-24, Council listened to three days worth of speakers with a great number of concerns and recommendations to improve the Guidebook. The most resonating theme was the lack of public engagement, awareness of and transparency on what impacts / affects the Guidebook means for residents and communities.

There were no Guidebook amendments presented to the public between the March 22-24 public hearing and the April 28th deadline for written submissions to be published on the agenda for the Standing Policy Committee on Planning and Urban Development (PUD). Further, Administration's report to PUD will not be available online to the public until Friday April 30th.

This is two days after the deadline for written submissions. Council gave direction "to receive and consolidate proposed amendments submitted by members of Council and the public for review and consideration for Administration".

Council also directed Administration to report to the May 05 Standing Policy Committee on Planning and Urban Development committee meeting with a "What We Heard" report based on the Guidebook for Great Communities Public Hearing 2021 March 22-24 "and proposed recommended amendments to the Guidebook for Council consideration, **engaging with stakeholders as needed, with public participation in the committee meeting**".

The consolidation of amendments from the public is a necessary first step in involving Calgarians in proposed amendment recommendations to the Guidebook. **However, we emphasize that meaningful public engagement on substantive amendments is still required**, particularly for sections such as: urban form categories (neighbourhood local & neighbourhood connector), urban forestry, heritage, and the Local Area Planning process, as well as others.

The Guidebook represents a major evolution to planning that will directly affect every community within our City for decades to come and it must not be rushed. **PUD should not recommend that Council approve an amended Guidebook and Council should not approve an amended Guidebook, in any form, until there has been City-wide public engagement on proposed Guidebook amendments.**

Sincerely,

Susan Roskey



Public Submission

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First name (required)	Robert
Last name (required)	Lehodey
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Proposed Guidebook for Great Communities
Date of meeting	May 5, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

This is an e-mail sent April 27, 2021 at 12:04 p.m. to CouncillorWeb@calgary.ca and TheMayor@calgary.ca with a copy to cityclerk@calgary.ca

Re: City Council Governance and the Guidebook for Great Communities

Your Worship and Members of Council,

I am writing to you as a concerned citizen who has in the past two months become woke to the existence of, and the initiative to put in place, the Guidebook for Great Communities (the “**Guidebook**”). Some of you may have seen an e-mail I wrote following attending: (i) the March 16, 2021 Guidebook 101 Session; (ii) the March 22-24, 2021 Council meeting; and (iii) two of the Workshops hosted by the Planning Department in the days following that meeting on “what they heard” at that Council meeting. I have also spoken directly to some of you about the Guidebook as well and I hope to catch up to others as well.

There are fundamental concerns with the Guidebook, many of which have been expressed by concerned and interested Calgarians, primarily resident in the areas directly impacted by the Guidebook at the outset (namely, Zones A and B as identified in it), but other Calgarians too are becoming aware of the prospective impacts of the Guidebook over time on their neighborhoods as well. All of those concerns are all valid and I am trying to understand why the Planning Department and Council appear to be pushing forward hell bent to approve the Guidebook through the process at the upcoming PUD meeting on May 5, 2021 and, thereafter (having regard to the recommendations coming from it) at the next following Council meeting in June or July. Doing so does not make sense to me in the face of the concerns expressed by Calgarians, and in fact is contrary to your duties to Calgarians.

Each of you are fiduciaries to the citizens of Calgary whom you serve. This means that you owe a duty of loyalty and good faith in the discharge of your role representing Calgarians. The fiduciary duty you owe is a fundamental tenant of good governance and it is not enough to merely “check the box” by appearing at Council and committee meetings and stating that you are “open to persuasion”. Doing that merely meets the legal test expressed by the courts, but does not discharge your fiduciary duty. On the evidence of an individual’s comments and position taken over a series of Council or PUD meetings on the same issue (namely, the Guidebook) the record I think clearly shows that some of you are not open to persuasion, notwithstanding the box checking exercise at each meeting.

That said, what is fundamentally important is discharging your fiduciary duty in a manner that constitutes doing the right thing for Calgarians. Given all of the concerns expressed about the Guidebook, the clear lack of engagement with Calgarians in developing it and the important goal of creating great communities for our City, it is unconscionable for Council to approve the Guidebook (even with amendments) without the effective and further engagement that was missing. It does not matter that much of the citizenry has woken up late into the process – what does matter is that they have woken up and the opportunity for fulsome and effective engagement is now ripe!

There is no better way to engage the citizenry of our great City than through an election, and in particular, making the Guidebook an election issue. With the Mayor and seven (or perhaps more) of you not running for your current positions, the change to Council through the election is not just significant, it is transformational and, I believe it was Mayor Nenshi who stated that, it is unprecedented in our City’s history. This change in the make up of Council will result in a lack of continuity between Councils – having continuity at the Planning Department level alone is not good enough in light of the concerns expressed by Calgarians.

Good governance means doing the right thing for Calgarians and it seems to me that it is incumbent on each of you in discharging your fiduciary duty to delay approval of the Guidebook and allow the Planning Department to genuinely engage with Calgarians. Doing that and letting the new Council: (i) learn about the planning construct under the MDP and the existing guidebooks and how the new Guidebook fits into that; (ii) understand the issues that Calgarians are concerned about; and (iii) oversee approval of the Guidebook in whatever form it ultimately takes will provide effective transition and result in a better planning document for Calgary. After all it is the new Council that will oversee the Planning Department and the implementation of the Guidebook in whatever form it ultimately takes over their terms in office.

Thank you.

Robert Lehodey, Q.C.

403-680-4444 M | 403.260.7001 O



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)	Patricia
Last name (required)	Muir
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	SPC on PUD item on The Guidebook for Great Communities
Date of meeting	May 5, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please find my submission letter attached.

28 April 2021

Dear Mayor Nenshi and City Councillors:

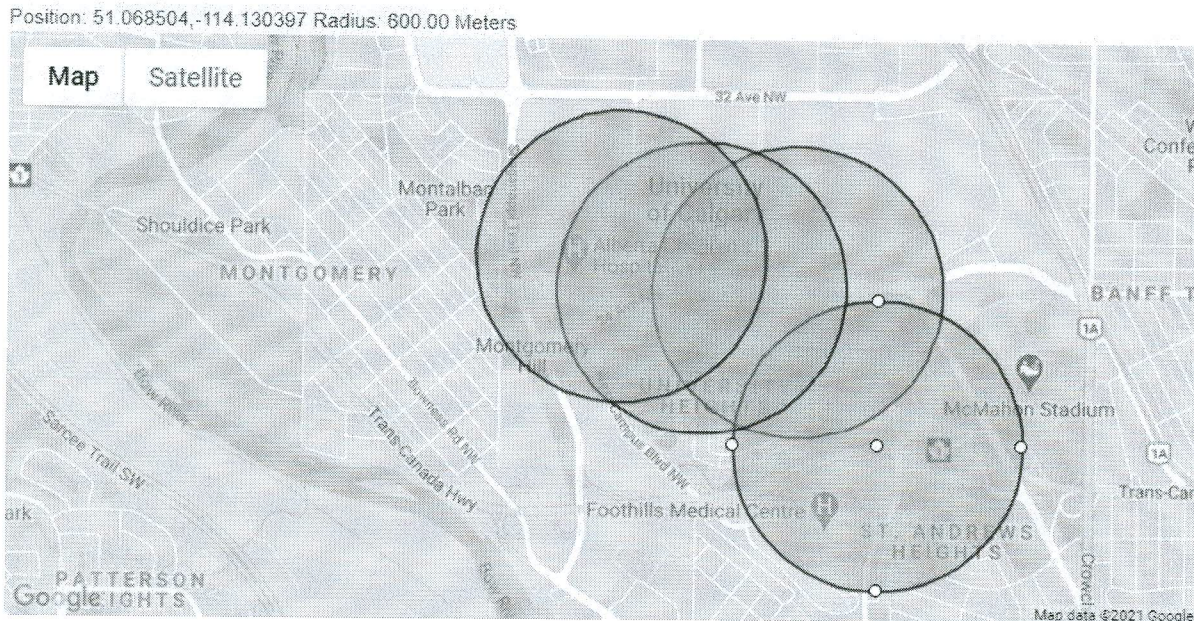
Re: SPC on PUD meeting, May 5, 2021 re item: The Guidebook for Great Communities (PUD2021-0015)

I am writing as a long time resident of University Heights (UH) in response to information that circulated around the time of the March 22-24th Council Hearing on the Guidebook as well as the Jan 4/21 version. I wish to enter my objection to the proposed amendment to section 2.8 as posted by Councillor Gondek on her twitter account on March 17, 2021. Item k) could eliminate most of UH from the proposed single-detached policy area as the many of our single-detached homes are:

- i) **within the 600 m radius** of BRT stations on 16th Avenue NW adjacent to the Stadium Shopping Centre site, and on McLaurin Street adjacent to Alberta Children's Hospital; and, within 600 m of other transit stops along 24th Avenue, University Drive, Unwin Road & Uxbridge Drive.
- ii) **near or adjacent** (exact distances are not defined) **to the Major Activity Centres** (Foothills Medical Centre, University of Calgary, Alberta Children's Hospital and University District and the Foothills-McMahon area) which surround us. The Stadium Shopping Centre is a Neighbourhood Activity Centre awaiting redevelopment. Concept planning for the Foothills-McMahon area is underway and will impact UH significantly including proposed multi-unit housing densification along University Drive.
- iii) **on collector or higher order streets**. There are single family dwellings parallel to 24th Avenue (**arterial street**) and on Usher Road adjacent to University Boulevard (**parkway**); there is no indication which other neighbourhood roads could end up being targeted for densification given the traffic issues UH has experienced since 1988 when Collegiate Road first connected 32nd Avenue and 24th Avenue. Our local neighbourhood roads (including Unwin Road at one block long, classed as a **collector**) were NOT designed to be **collectors**. They are primarily residential streets, as is a portion of the east side of Uxbridge Drive between Ulster and Unwin Roads, which is classed as a **collector** from 16th Avenue to Unwin Road. Traffic patterns within and around our community have changed due to pressures all around us and from the local school traffic with many children being driven and not riding the school buses. Westmount Charter School students come from all over Calgary. Further, UH is used by some drivers as a conduit from 24th Avenue and from Crowchild Trail to 16th Avenue.

The existing (January 4, 2021) wording for Zone B communities (page 49) could also result in most of UH being limited to (g) higher intensity, low density residential forms. Our community is small with an area of only 0.8 km² (0.31 sq.mi.). The **diagram below** shows the impact of the 600 m criteria for BRT stops in (h)(v) and adds in two regular transit stops on 24th Avenue. Using the criteria supplied in (h) there are very few laneless areas, and most of those would fall within 600 m of the BRT stations, leaving only two houses on the south end of our community that might qualify for the lowest intensity, low density form category. We understand that the 600 m criteria were also applied to regular transit stops in the proposed North Hill Communities Local Area Plan. The addition of only two regular transit stops on 24th Avenue further blankets UH from any chance of the lowest intensity, low density category except for the two homes on a SW area cul-de-sac. Applying these policies to UH is not meaningful or practical for planning and does not respect our unique context. Data from the 2016 Census of Canada indicated that UH residents already walk, bike or take transit to work (50%) far more than the Calgary average (23%). UH supported the development of the MAX BRT Orange line in our community and surrounding areas but the Guidebook appears to punish us for doing that. Our community was master planned from the outset in the 1960s with low and higher density areas and a mix of housing types, blanketed by Restrictive Covenants. This planning, along with our mature landscaping and park areas,

has served residents very well, and has made UH desirable, especially for those working and studying in the area. Only 37% of our dwelling structures (2019 City of Calgary Census) are single family homes, occupied by one-third of our population. Two-thirds live in the multi-family dwelling area.



Notably, there are other proposed amendments to the Guidebook but we will not be updated on the City's position on these until April 29th which is **after** the public submission deadline (April 28th) for inclusion in the agenda package. In spite of the original motion to bring this item back to PUD in June 2021, Council voted to further advance the date for political expediency due to the impending election. Volunteers are overwhelmed with all the City planning and other major initiatives arriving at Council/Committee in rapid succession throughout the pandemic. Likely, City staff is similarly stressed with this accelerated process. This is unfair.

I urge you to reconsider the content and wording on page 49 in the Guidebook (Jan 4/21 version) and/or in any proposed amendments that include such prescriptive criteria. Communities need to be able to decide what meets their unique context in the Local Area Planning (LAP) process. Anything less will reduce confidence in future LAP process for this area by already dictating local restrictions well ahead of the start. Zones A and B should be eliminated as the focus on these areas is inconsistent with the Municipal Development Plan (p. 131 & 160) which dictates 50% of population growth up to 2069 – 79 to be in the larger group of developed communities within the Balanced Growth Boundary. Where is the evidence for the planning principles that are being presented? What have the outcomes been in the U.S. for the ending of single-family zoning in Oregon, Washington, Minneapolis, and elsewhere that Calgary is emulating? Anecdotal reports from Edmonton regarding infills have not been encouraging. We know the City needs revenue but we **must** achieve that without destroying our desirable established communities in an unsustainable way, forever.

Sincerely,

Patricia Muir



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) **Karen**

Last name (required) **Dahl**

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

Public hearing item (required - max 75 characters) **Guidebook for Great Communities: Standing Policy Committee on Planning and**

Date of meeting **May 5, 2021**

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

April 28, 2021
The City of Calgary
Standing Policy Committee on Planning & Urban Development
800 Macleod Trail SE
Calgary, AB T2P 2M5

Attention: Chairperson, Councilor Jyoti Gondek
Mayor Nenshi - Ex-Officio
City Councilors

Madam Chair,

Re: Guidebook for Great Communities

The West Hillhurst Community Association has been actively involved in the Guidebook development process for the past several months. We have attended City-sponsored Guidebook meetings and reviewed the amendments proposed by a number of Calgary communities and organizations. We appreciate the hard work of citizen volunteers and City staff alike. While we support the general intent of the Guidebook and recognize the need for guidelines that will guide sensitive densification and diversity in new Local Area Plans, West Hillhurst believes that the Guidebook still requires significant additional work and should be sent back to administration for further revision and public consultation. We can support approval of the Guidebook only if substantial revisions are made on the basis of meaningful and representative public input.

In addition to the constructive amendments proposed by a variety of Calgary communities and organizations, there are four we wish to highlight:

- 1) **Reform of the public engagement process** is critical. While we have no doubt planning staff followed accepted engagement procedures, the problem is the City's engagement process itself, which has deep and systemic deficiencies. Engagement events only reach a small subset of the broad public and many distinct publics seem to be largely or completely absent from the process. Determining whether engagement has captured something approaching a representative sample of Calgary's citizens is currently impossible, since the City does not collect demographic data on event participants. Such data should be collected for each event and compared to the demographic profile of the community in which the event is held. If participation is significantly unrepresentative, it is incumbent upon the City to actively seek out the voices that are not being heard. Determination of sufficient and representative participation should be based on clearly defined benchmarks.

- 2) An **effective strategy to ensure housing affordability** is desperately needed. While densification provides a number of benefits, improved housing affordability is not one of them. A densification strategy that relies solely on market mechanisms has been shown to result in higher housing costs in established communities, exacerbating the already extreme social and spatial polarization of Calgary. The Guidebook's aspirational statement touting a diversity of housing types and densities does not constitute an actual mechanism to produce affordable housing, nor does it ensure the equitable distribution of affordable housing opportunities among communities. Affordable housing policies should also be sensitive to the needs of under-served groups, such as seniors and young families. In contrast to Calgary, Edmonton has tackled the affordable housing problem head-on, adopting a policy of a minimum of 16% affordable housing in every community. Edmonton's policy is a good starting point, although we believe the City should strike a committee to address both housing affordability targets and mechanisms to achieve them, including land value capture mechanisms (capturing land value increases created by the City's densification policies) to produce and/or fund affordable housing. There is a substantial planning literature on land value capture, including recent research by both the Urban Land Institute and the Lincoln Institute of Land Policy. To date, the City of Calgary has not considered means to capture publicly-created land value increases for public good; if not addressed, this could represent one of the biggest missed opportunities in the history of the City.
- 3) Relatedly, and in addition to the need for the equitable distribution of affordable housing across the city, **an effective strategy for equitable provision of public amenities and infrastructure across communities** is desperately needed. Calgary is increasingly characterized by inequity and polarization; this needs to be addressed as part of the Local Area Planning process, which means there need to be clear guidelines addressing social and spatial equity in the Guidebook. These guidelines should set benchmarks for access to active and public transportation, recreation and parks, healthy food, and more.
- 4) The Guidebook should introduce **solar access as one of the principles guiding the development of new Local Area Plans**. Access to sunlight is an important consideration in a city that has six months of winter; it is especially important given the promotion of photovoltaics, community gardens, and desirable and active public spaces. Solar access regulations are common in many parts of the world, including the United States. The City of Calgary already requires shadowing studies for most major developments in established communities, but then ignores those studies when making development approval decisions. The exception is in the downtown, where solar access principles have been utilized to protect access to sunlight along the river pathway. Solar access principles are not intended to stop development, but rather help guide where density goes, providing certainty to residents and developers alike. Moreover, thoughtful and

context-sensitive solar access regulations will mitigate many of the current objections to densification. Solar access should be addressed in the Guidebook, although actual regulation of solar access would need to be addressed through the zoning bylaw.

We strongly believe these are critical concerns that must be addressed in the Guidebook, and strongly encourage City administration to take the time needed to rectify these omissions.

Sincerely,

The West Hillhurst Community Association Planning Committee

April 28, 2021

**SPC on Planning & Urban Development
City of Calgary**

PO Box 2100 Stn M
Calgary AB, T2P 2M5

Dear Committee:

**Re: Letter of Support for the Guidebook for Great Communities
& North Hill Communities Local Area Plan**

Heritage Calgary, in accordance with its role to advise Council and Administration on heritage matters in the City of Calgary, would like to take this opportunity to support the Guidebook for Great Communities (“the Guidebook”) & the North Hill Communities Local Area Plan (NHCLAP).

Our support for the Guidebook has not changed since we last came to Committee on February 03. Through the creation of this Guidebook and the NHCLAP (and the suite of heritage tools and incentives affiliated with these documents), The City has demonstrated its commitment to the identification and preservation of both our tangible and intangible heritage, showing that visionary future redevelopment plans can still respect, integrate, and make space for history.

Since the Guidebook was sent back to Administration to review public submissions for consideration and amendment, we have contributed our time to discussions about potential heritage-oriented amendments. We have met with heritage advocates, reviewed their amendments, and had good discussions about them. The amendments that we support have been included in the amendments to be presented at Committee on May 05. There are other proposed amendments and suggestions that we are inspired by. We are not against these ideas – there is merit and value in many of them and we will continue to work to answer some of the outstanding questions these ideas have, and support implementation of those that are valid.

However, before we can consider embedding additional heritage policies directly into these policy documents, we need to implement the suite of heritage policy tools that The City has been working on since July 2020, which can only be done through the approval, adoption, and implementation of the Guidebook and NHCLAP. These tools will allow property owners with varying degrees of interest in heritage conservation to opt into a “sliding scale” of conservation options, not just 0 (nothing) or 100 (Municipal Historic Resource (MHR) designation). This is a huge opportunity that will advance heritage conservation in Calgary beyond anything we have seen in this city before.

Until the Guidebook and NHCLAP are approved, there is zero way to discourage redevelopment in now-identified Heritage Guideline Areas, which increases the risk of continued loss of heritage assets. Further, the longer these documents are delayed, the greater we perceive the risk to be that these tools could be shelved indefinitely, which would be an extremely disappointing setback for heritage conservation efforts. Without the approval of the Guidebook and subsequent Local Area Plans, these tools will continue to be tools without a toolkit, and ultimately unimplementable.

We are not in favour of City-imposed restriction and regulation – we believe individuals should retain the right to do what they wish with their property. These tools, like municipal heritage designation, are available for those who own our city’s historic buildings to use as they see fit. Owners of historic homes are in control of the future of those homes – it is up to them to ensure the longevity of these buildings. As such, we will continue to push for more and better incentives to make MHR designation more attractive to these owners, such as property tax credits, no fees for BPs that pertain to heritage upkeep, increase to the heritage

conservation grant program to help pay for restoration, etc. There are additional future-oriented, cutting-edge options to consider that would further incent conservation, such as additional rebates extended to rehabilitated historic properties that produce income (targeting home-based businesses, small businesses, and rental housing business to adopt and steward historic properties), or major relaxations and incentives for developments that keep, restore, and creatively repurpose historic buildings in TOD areas (including a robust and expertly developed heritage density transfer program). We want to make designating a historic home so appealing that there is zero downside to designation and minimal future risk – no more than any homeowner might face. We want buyers to actively seek out MHR properties because of these incentives and ensure there will always be a market to purchase these impeccable, perfectly kept gems of history embedded throughout Calgary communities.

We appreciate that The City has taken this extended time to hold additional engagement sessions to confirm what was heard at the public hearing and continue to be open and willing to collaborate with those who have a vested interest in seeing these documents succeed. We are encouraged by the steps these documents take to embrace our city's heritage, and look forward to continuing to work with Administration to advance heritage conservation policy and tools in the months and years ahead.

Thank you for your thoughtful consideration on this matter. Should you or your staff require more information, please contact me at jtraptow@heritagecalgary.ca.

Sincerely,



Josh Traptow
Executive Director
Heritage Calgary



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)	Rob
Last name (required)	Fraleigh
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Calgary Committee on Planning and Urban Development (PUD)
Date of meeting	May 5, 2021

Dear Mayor Nenshi and City Councillors,

As per our letter below, we request that the passing of the guidebook be delayed until Calgarians are given the opportunity for meaningful engagement in the process.

We have been residents of the Roxboro community for over 16 years. We took our time in choosing this neighbourhood to raise our family for many reasons. We wanted to live in and still want to live in a neighbourhood of single family homes. We liked the look and friendly feel of this neighbourhood. The mature canopy of trees and sense of space was and is still appealing to us. We wanted a yard where our kids could play and have friends over. We love the historical architectural aspects so much that we bought a home which was built in 1930. Since living here we now know all our neighbours and volunteer in the community to enhance it.

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

We would like to submit the following comments regarding the Guidebook for Great Communities and express our opposition to the Guidebook as it is written.

We are deeply concerned that the policies of the current version of the Guidebook will have a negative impact on our community. We would like to see the following suggestions considered: A housing category to preserve neighbourhoods of single-detached family homes. More protection for heritage homes and character defining streets with



Public Submission

City Clerk's Office

mature trees. Criteria to maintain current lot coverage, lot width, height and setback requirements.

Thank you for considering our suggestions.

Sincerely,

Rob and Marissa Fraleigh
3032 1 Street SW



Public Submission

City Clerk's Office

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First name (required)	Jim
Last name (required)	Dinning
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Guidebook for Great Communities
Date of meeting	May 5, 2021

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

I support the spirit of the comments and proposed edits in the community-initiated review of the Guidebook. These came from residents of Mission, Crescent Heights, Scarboro, Britannia, Brentwood, Marlborough & Wood Creek, to name a few. Their concerns and proposed changes re: Local Area Plans, Neighbourhood Connector, Neighbourhood Local, Urban Forest and Parks and Heritage are sensible and reasonable amendments.

Having said that, the Guidebook, In its current form, and the process that brought it to the 22-24 March Council public hearing are deeply flawed. That can only be reversed if the Committee agrees and recommends to Council that a do-over is required. A successful tool for creating or updating neighbourhood plans requires more thorough and patient engagement, transparency and openness (listen to understand; not to reply, as one wise person once wrote.)

The process of neighbourhood and community planning is at the heart of what neighbourhoods and communities are all about. It should be done right and not fast. Please close this chapter on Guidebook 1.0; please leave it behind and start the Guidebook 2.0 process anew.



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)	Stuart
Last name (required)	Craig
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Guidebook for Great Communities
Date of meeting	May 5, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>Please find attached my letter requesting the postponement of the Guidebook For Great Communities. The reasons for such postponement are contained within the letter. I will also be speaking on the May 5th session and have filed an earlier request to do so.</p> <p>Thank you</p>

April 28, 2021

TO: Mayor Nenshi
Councillors

cc: City Clerk

RE: Deferment of Guidebook For Great Communities

I would have much preferred for the content of this letter to have been one in which I expressed my congratulations and support for Council and the Standing Policy Committee on Planning and Urban Development (SPC); instead, I find it regrettable that the words which must follow are of those of dismay, disappointment and distrust. I hope what has transpired since this April 28th submission through to the April 29th or 30th obviates the need for my letter – time will tell.

Despite the efforts made by myself and many other citizens, the city has not acted fairly or responsibly to fully and adequately consult with Calgarians. Until the City has undertaken reasonable and fully bi-lateral consultation you must not proceed with the Guidebook.

Having invested considerable time and effort to:

- a) understand the Guidebook for Great Communities (through my comprehensive review of the document and through attendance of the Guidebook 101 presentation)
- b) prepare and present my input to Council
- c) review the “What We Heard” report and sheets
- d) participate in the associated April 16th breakout session

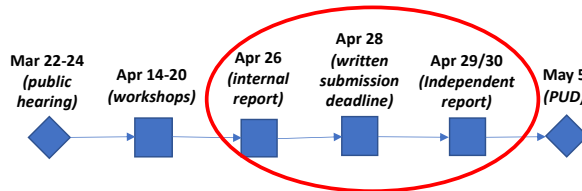
I feel saddened that my dedication, honest feedback and insights/inputs may well be in vain. I have expended 60+ concerted hours in the name of the above. If you take that as a representative number and multiply it by the hundreds of constituents who undertook these in full or in part then the resultant number easily enters the realm of thousands of hours. People, for the most part, are happy to contribute where they feel their efforts are respected and appreciated. Sadly, and for which Council and the SPC should feel embarrassed for its actions and decisions taken, both parties have discounted and disrespected views/insights of Calgarians in favour of a deadline which is both unrealistic and poorly conceived. Herein lies my most public and emphatic of complaints.

Am I upset? An emphatic “yes!” Every time I have to write a further letter or speak on this matter it reminds me that drastic improvement, a rethink of approach, true critical analysis, objectivity and comprehensive engagement is required.

Your adopted approach has been highly problematic since conclusion of the March 22-24 public hearing. It is almost unfathomable that Council and the SPC/Guidebook Team, respectively, proposed and accepted deadline dates that do not allow for diligent execution of work nor research into the concerns raised by the citizens of Calgary. Certain Council members seem determined to pass the Guidebook into bylaw as quickly as possible for full reasons unknown. The SPC/Guidebook Team accepted these deadlines, perhaps under duress, but knowing that

their efforts could not possibly be comprehensive, exhaustive and accurate in accordance with the concerns raised by an extensive number of stakeholders.

Simply put, and I present this graphically, the assigned and baffling dates of April 26th, 28th (for written submission and request to speak), 29th/30th (issuance of “Independent Report”) are out of sync and do not follow a critical path which ought to have been the approach taken.



This – quite aside from the fact that larger engagement of the public (i.e., community engagement sessions) was eliminated – is a reckless and utterly negligent approach for such a far reaching project; arguably mismanagement of a project of the highest order unless your intention is to ramrod through your buzzwords and vague Guidebook cum urban planning philosophies for a purpose known only to you. This is not due representation of the very constituents who elected you into office!

I don't think that there can be any dispute that the sage course of action is to postpone further development of the Guidebook until such time that all the concerns and ambiguities have been addressed and resolved across all communities of the city. A well-intentioned, but divorced from reality Guidebook is an irresponsible and unendorsed pursuit unless you build engagement and understanding of the public. As you will have observed over the course of the past five weeks, there is a lot of groundwork still required.

If you can place your hand on heart and demonstrate that you understand all types of risks and eventualities, then please convey these to the public before proceeding to the next stage for the Guidebook. If you are unable to demonstrate this then you are creating high potential for a damaging legacy for yourself, the citizens of Calgary and its economic future.

The Guidebook team, by its own admission, has not flowcharted processes, inputs, decision points and outputs; so what makes the SPC and Council think they can determine the operation of the Guidebook and Local Area Plans when they do not have the fundamentals in place? It is sorrowful that this question must be asked.

You must rise above your personal agendas to serve the constituents that entrusted their interests to your judgement and your diligent/objective execution of assigned duties. You should be working with your constituents to understand all perspectives, formulate plans that have buy-in, and build trust and support to collectively establish a happy, cooperative and prosperous city.

The Guidebook is too important of a document and requires a fresh and honest review. It requires engagement and the fresh eyes of the next council. I know that the Councillor representing my ward has shown no interest in many of his constituents – actually more disdain than anything else – a trait and lack of professional conduct that I hope does not present itself in

the future. As a Council, you are precipitously close to losing the confidence, in this regard at the very least, of those who you serve. Do the right thing for the citizens of Calgary, engage them and don't chase after a deadline for the sake of enacting a document that will affect Calgary for generations to come.

Sincerely,

Stuart Craig



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)	Stuart
Last name (required)	Craig
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Stuart Craig
Date of meeting	May 5, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)	This is my second letter in support of the Multi-Community Letter asking for a delay in the Guidebook for Great Communities.
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April 28, 2021

The City of Calgary
Standing Policy Committee on Planning & Urban Development
800 Macleod Trail SE
Calgary, AB T2P 2M5

Attention: Chairperson, Councilor Jyoti Gondek
Mayor Nenshi - Ex-Officio
City Councilors

Madam Chair,

I respectfully request the Standing Policy Committee on Planning and Urban Development (SPC) recommend that City Council refer the proposed amendments to the 'Guidebook for Great Communities' back to Administration to allow time for full consideration of the Guidebook amendments and the recommendations of a 'Statutory vs. Non-Statutory Guidebook' by the public.

There were no Guidebook amendments presented to the public between the March 22-24 public hearing and the April 28th deadline for written submissions for inclusion in the published SPC agenda.

Further, Administration's report to SPC on the:

1. March 22-24 public hearing 'What We Heard Report'
2. The recorded 'April 14-21' Public Engagement Sessions
3. The findings and recommendations for a 'Statutory vs. Non-Statutory Guidebook'
4. The recommendations of 'Proposed Guidebook Amendments'

will not be available to the public until Friday April 30th. This is two days after the deadline for written submissions for inclusion in the published SPC agenda.

How can residents, taxpayers and communities submit their feedback and comments about the Guidebook recommendations, before they even see the report and recommendations?

Calgarians deserve to be heard, involved and represented effectively by our elected City Council. As the Guidebook amendments and the recommendations for a Statutory or Non-Statutory Guidebook have not been shared with the public for full consideration, it is incumbent on Council to return the Guidebook amendments and recommendations to Administration until the public are consulted and qualified to provide public response.

Calgarians do not want an incomplete document approved in haste. Please allow the time needed to get the Guidebook right.

Respectfully,

Stuart Craig



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)	Peter
Last name (required)	Collins
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	PUD - Guidebook
Date of meeting	May 5, 2021

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

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Calgarians deserve to be heard, involved and represented effectively by our elected City Council. As the Guidebook amendments and the recommendations for a Statutory



Public Submission

City Clerk's Office

or Non-Statutory Guidebook have not been shared with the public for full consideration, it is incumbent on Council to return the Guidebook amendments and recommendations to Administration until the public are consulted and qualified to provide public response.
Calgarians do not want an incomplete document approved in haste. Please allow the time needed to get the Guidebook right.
A taxpaying voter
Peter Collins



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)	Christopher S.
Last name (required)	Davis (D-A-V-I-S)
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	Council SPC-PUD meeting on May 5th
Date of meeting	May 5, 2021

Your Worship Mayor Nenshi and Members of City Council:

I apologize for shamelessly copying a multi-community form letter and attaching it to this submission. I should do better. But I am working these days in Fort McMurray and we are in the midst of significant issues with the COVID-19 pandemic. And a State of Local Emergency, much like Calgary. We will all get through this. Together.

But where do we all want to get to? Many might say, in reference to the Guidebook for Great Communities, to the best plan we can put together for how to map Calgary's way forward for the next 25 or 30 years. The 2009 MDP was a good start and it has continued to evolve over the last 12 years. I have heard that the proposed Guidebook is to be the "glue" that connects the MDP to the proposed Local Area Plans and, in a round about way, a new Land Use Bylaw. Some planners suggest that the whole package will be considered as the new "Calgary Planning Code".

If we are to have such an ambitious plan, we need to be confident that we get it right. What I heard on March 22nd and in the subsequent engagements (both City initiated and within the various communities) over the last 5 weeks is that the Guidebook has some great features, but it's not yet complete. And, in the planning world, when an application is incomplete you send it back for the missing information.

Comments - please refrain from



Public Submission

City Clerk's Office

providing personal information in this field (maximum 2500 characters)

Amending statutory documents is not an exercise that's best done on the fly, which is what drafters of the many amendments I have seen in the last 5 weeks, both from Councillor offices and from communities, are trying to do. Everyone seems to be working without a recipe.

Why is it so important to get the Guidebook across a non-existent goal-line, when we are effectively already in the "Election Red Zone" with the new rules allowing nominations on the first of the year. Everyone who is running again is already running. And important planning documents become political footballs.

There is no legal necessity to approve the Guidebook on your watch. I urge all members of Council who have not fully committed to the belief in all things "Guidebook", that you hold fast to your legal duty - to maintain an open mind; to be open to persuasion about what you have heard and are hearing from residents throughout Calgary - and that you defer this important decision to a new Council, until after the October Municipal Election.

Sincerely,

Chris Davis
B.Comm., LLB
Municipal Lawyer
(1990 -)

North Glenmore Park
5204 - 20th St SW
Calgary, Alberta. T3E 7Z7

PUD2021-0577
Attachment 14

April 28, 2021

Standing Policy Committee on Planning & Urban Development
Office of the Councillors
700 Macleod Trail SE
Calgary, AB T2G 2M3

Dear Mayor Nenshi and City Councillors:

During the Public Hearing from March 22-24, Council listened to three days worth of speakers with a great number of concerns and recommendations to improve the Guidebook. A common theme was the lack of engagement, awareness and transparency on what the Guidebook truly means for residents and communities.

There were no Guidebook amendments presented to the public between the March 22-24 public hearing and the April 28th deadline for written submissions to be published on the agenda for the Standing Policy Committee on Planning and Urban Development (PUD). Further, Administration's report to PUD will not be available online to the public until Friday April 30th. This is two days **after** the deadline for written submissions.

Council gave direction "to receive and consolidate proposed amendments submitted by members of Council **and the public** for review and consideration for Administration". Council also directed Administration to report to the May 05 Standing Policy Committee on Planning and Urban Development committee meeting with a "What We Heard" report based on the Guidebook for Great Communities Public Hearing 2021 March 22-24 "and proposed recommended amendments to the Guidebook for Council consideration, engaging with stakeholders as needed, with public participation in the committee meeting".

The consolidation of amendments from the public is a necessary first step in involving Calgarians in proposed amendment recommendations to the Guidebook. However, we emphasize that meaningful public engagement on **substantive amendments is still needed**, particularly for sections such as: urban form categories (neighbourhood local & neighbourhood connector), urban forestry, heritage, and the Local Area Planning process, as well as others.

The Guidebook represents a major evolution to planning that will directly affect every community within our City for decades to come and it must not be rushed. PUD should not recommend that Council approve an amended Guidebook and Council should not approve an amended Guidebook, in any form, until there has been City-wide public engagement on proposed Guidebook amendments.

We, the undersigned () ask you to take the time needed to get this right.

Sincerely,



Chris

From: Lehodey, Robert <RLehodey@osler.com>
Sent: Wednesday, April 28, 2021 4:46 PM
To: Public Submissions <PublicSubmissions@calgary.ca>
Subject: [EXT] RE: City Council Governance and the Guidebook for Great Communities

Thank you. I would like my e-mail below added to the PUD Meeting materials. I have read and agree with the FOIP requirements and have submitted the form in connection with requesting to speak at that meeting.

Cheers,

Robert Lehodey, Q.C.

403-680-4444 M | 403.260.7001

From: Public Submissions <PublicSubmissions@calgary.ca>
Sent: Wednesday, April 28, 2021 11:49 AM
To: Lehodey, Robert <RLehodey@osler.com>; Public Submissions <PublicSubmissions@calgary.ca>
Subject: RE: City Council Governance and the Guidebook for Great Communities

Good Afternoon,

Thank you for your email.

Regarding your comments below:

If you wish for your comments to be added to the Standing Policy Committee on Planning and Urban Development **Agenda**, please resubmit using the [Public Submission Form](#) (you might need to press ctrl and click the link) or email us back at publicsubmissions@calgary.ca letting us know that you have read and agree with the FOIP information below. Please reply back **no later than Wednesday April 28 by 4:30 p.m. for inclusion on the agenda**

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, **your name, contact information and comments will be made publicly available** as part of the Minutes and be published at www.calgary.ca/ph.

*Note: Personal information provided in submissions related to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and section 33 (c) of the *Freedom of Information and Protection of Privacy Act of Alberta* (FOIP) for the purpose of receiving public participation in the municipal decision-making process. If you have any questions regarding the collection and use of your personal information, please contact the City Clerk's Legislative Coordinator at 403-268-5861.

Thank you

From: Noble, Shauna <Shauna.Noble@calgary.ca> **On Behalf Of** City Clerk
Sent: Tuesday, April 27, 2021 12:24 PM
To: Public Submissions <PublicSubmissions@calgary.ca>
Subject: FW: City Council Governance and the Guidebook for Great Communities

From: Lehodey, Robert [<mailto:RLehodey@osler.com>]
Sent: Tuesday, April 27, 2021 12:04 PM
To: Councillor Web <CouncillorWeb@calgary.ca>; Office of the Mayor <TheMayor@calgary.ca>
Cc: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] City Council Governance and the Guidebook for Great Communities

Your Worship and Members of Council,

I am writing to you as a concerned citizen who has in the past two months become woke to the existence of, and the initiative to put in place, the Guidebook for Great Communities (the “**Guidebook**”). Some of you may have seen an e-mail I wrote following attending: (i) the March 16, 2021 Guidebook 101 Session; (ii) the March 22-24, 2021 Council meeting; and (iii) two of the Workshops hosted by the Planning Department in the days following that meeting on “what they heard” at that Council meeting. I have also spoken directly to some of you about the Guidebook as well and I hope to catch up to others as well.

There are fundamental concerns with the Guidebook, many of which have been expressed by concerned and interested Calgarians, primarily resident in the areas directly impacted by the Guidebook at the outset (namely, Zones A and B as identified in it), but other Calgarians too are becoming aware of the prospective impacts of the Guidebook over time on their neighborhoods as well. All of those concerns are all valid and I am trying to understand why the Planning Department and Council appear to be pushing forward hell bent to approve the Guidebook through the process at the upcoming PUD meeting on May 5, 2021 and, thereafter (having regard to the recommendations coming from it) at the next following Council meeting in June or July. Doing so does not make sense to me in the face of the concerns expressed by Calgarians, and in fact is contrary to your duties to Calgarians.

Each of you are fiduciaries to the citizens of Calgary whom you serve. This means that you owe a duty of loyalty and good faith in the discharge of your role representing Calgarians. The fiduciary duty you owe is a fundamental tenant of good governance and it is not enough to merely “check the box” by appearing at Council and committee meetings and stating that you are “open to persuasion”. Doing that merely meets the legal test expressed by the courts, but does not discharge your fiduciary duty. On the evidence of an individual’s comments and position taken over a series of Council or PUD meetings on the same issue (namely, the Guidebook) the record I think clearly shows that some of you are not open to persuasion, notwithstanding the box checking exercise at each meeting.

That said, what is fundamentally important is discharging your fiduciary duty in a manner that constitutes doing the right thing for Calgarians. Given all of the concerns expressed about the Guidebook, the clear lack of engagement with Calgarians in developing it and the important goal of creating great communities for our City, it is unconscionable for Council to approve the Guidebook (even

with amendments) without the effective and further engagement that was missing. It does not matter that much of the citizenry has woken up late into the process – what does matter is that they have woken up and the opportunity for fulsome and effective engagement is now ripe!

There is no better way to engage the citizenry of our great City than through an election, and in particular, making the Guidebook an election issue. With the Mayor and seven (or perhaps more) of you not running for your current positions, the change to Council through the election is not just significant, it is transformational and, I believe it was Mayor Nenshi who stated that, it is unprecedented in our City's history. This change in the make up of Council will result in a lack of continuity between Councils – having continuity at the Planning Department level alone is not good enough in light of the concerns expressed by Calgarians.

Good governance means doing the right thing for Calgarians and it seems to me that it is incumbent on each of you in discharging your fiduciary duty to delay approval of the Guidebook and allow the Planning Department to genuinely engage with Calgarians. Doing that and letting the new Council: (i) learn about the planning construct under the MDP and the existing guidebooks and how the new Guidebook fits into that; (ii) understand the issues that Calgarians are concerned about; and (iii) oversee approval of the Guidebook in whatever form it ultimately takes will provide effective transition and result in a better planning document for Calgary. After all it is the new Council that will oversee the Planning Department and the implementation of the Guidebook in whatever form it ultimately takes over their terms in office.

Thank you.

Robert Lehodey, Q.C.

403-680-4444 M | 403.260.7001 O



Public Submission

City Clerk's Office

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FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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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)	Leslile
Last name (required)	Barrell
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	The City of Calgary Committee on Planning and Urban Development (PUD)
Date of meeting	May 5, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	The Guidebook For Great Communities The right to have a voice in the future development in my neighborhood.

-----Original Message-----

From: G M Cassell [<mailto:gmcassell18@gmail.com>]
Sent: Wednesday, April 28, 2021 11:38 PM
To: Office of the Mayor <TheMayor@calgary.ca>; Councillor Web <CouncillorWeb@calgary.ca>; City Clerk <CityClerk@calgary.ca>
Cc: Doug Cassell <dwcassell@gmail.com>
Subject: [EXT] Guidebook for Great Communities - Letter Submission - April 28, 2021

Sent from my iPad

April 28, 2021

Mayor Naheed Nenshi
City Councillors
City Clerks

Please include my letter submission regarding the Guidebook for Great Communities. You are welcome to publish my letter to the public.

We do not support the Guidebook in its present form. We believe the Administration and City Council have not meaningfully consulted with all citizens of the City of Calgary.

I did listen to the public hearings of March 22 - 24, 2021. During the entire 3 days, I was so dismayed to hear so much verbal abuse and disrespect aimed at taxpaying citizens, presenters and fellow Councillors, expressing their valid feelings and opinions. One Councillor Gian-Carlo Carra was reprimanded by Mayor Nenshi for debating with citizens, several times during the public hearings. Most disturbing was the last time when Councillor Carra verbally abused Melanie Swailes from Brentwood Community Association in a "Public Forum". Melanie Swailes spoke in a truly professional and well informed manner. Councillor Carra only stopped berating Ms. Swailes when she called him out by asking, "Are you Badgering Me"? Something I will never forget. In any other Corporate setting, Councillor Carra would most likely be censured or dismissed. There were many other "memorable moments" over the 3 days. Another was when Councillor Gondek and Councillor Wooley called out Councillor Ward Sutherland for changing his support of the Guidebook. Councillor Sutherland had originally been supportive of the Guidebook. After listening to Scenic Acres CA and several other concerned citizens from Ward 1, he changed his position, not accepting the Guidebook in its present form.

By listening to the entire 3 days of presentations, it was obvious not all communities had been engaged. This is a "City Wide" Policy of the Municipal Development Plan. This would indicate, ALL Citizens need to be made aware of this "City Wide" Policy. Citizens of Calgary have been disillusioned and misinformed regarding the Guidebook. Per one example, on Global News, the Mayor is quoted as saying, "It's not a statutory plan. It's not a law. It's a guidebook". The City Lead Planner confirmed the Mayor spoke in error and the Guidebook is a "Statutory Document". See page 4 of the Guidebook, "the Guidebook is a statutory document that builds on the city-wide policies of the Municipal Development Plan...". We can

all make mistakes and we can all be poorly informed. If passed, the Guidebook will become law. It will no longer be a "guide book", it will be a "rule book".

The Guidebook is a 131 page document, comprised of Planning Principles and jargon. Most typical residents have trouble following and understanding the Guidebook. How many residents truly understand their community and resident's concerns, regarding the Guidebook?

The City portrays the Guidebook as a "Recipe Book" on how to make a community.

The Guidebook/Recipe Book includes "limited recipes and limited menus" which do NOT address or appeal to most community residents. The "Guidebook Menu" does NOT include a Single Family, Formerly RC-1 option. It is NOW called "Neighbourhood Local", which includes RC-1, single family, plus duplexes, triplexes, row houses and townhouses, which are now all considered "low density building form". Now builders and developers can also select from this same "Menu" and build multi-family units "anywhere" within a formerly RC-1 Community. There is NO consideration for tax-paying residents to CHOOSE to live in peaceful, tranquil former RC-1 communities. "Neighbourhood Local" will NOW include R-C1 (single family), R-C2 (semi-detached) and R-CG (townhomes).

As a family who has chosen to reside in a R-C1 community, these are not acceptable choices. Our immediate community consists of predominantly seniors and middle-aged home owners, plus families with children, living in single family homes. We are mortified to think of our contributing seniors forced to leave our community. The elderly would especially be challenged by 3 story high multi-family units towering over their homes, blocking out the sun, parking issues, traffic congestion, scaling, to name a few. What ever happened to the City's premise of "Living in Place"? Our immediate community looks after our neighbours: shovelling snow, picking up groceries/prescriptions, taking the elderly to appointments and "checking in" as to their welfare. Does the City want to deny and obstruct their tax-paying citizens of what they have worked SO hard to achieve in their TWILIGHT years? Please keep in mind, we have ALL been honest, tax-paying citizens, some of us for over 40 years. The premise of the Guidebook ignores taxpayers who CHOOSE peace, tranquillity and stability. "One Size Does NOT Fit All." The implementation of the Guidebook is a "City Wide" change. The Guidebook makes significant changes in the treatment of Stable, Low Density, communities. The impact of the Guidebook will effectively change communities with predominantly, single family homes. The Guidebook will mandate future redevelopment within all communities and will allow any house to be torn down and replaced with any of the City's three allowed housing types: Lowest Intensity, Moderate Intensity and Higher Intensity. The Guidebook sets policies for each Zone, which supports which Intensity will be ALLOWED where. Most concerning is how the Local Area Plan will be decided. It will NOT be OPEN to all residents who wish to participate. Residents will have to apply to participate and the City will SELECT representatives to participate in the LAP development. Provisions allowed in the LAP will be limited to those established within the Guidebook. Once the LAP is finalized by administration, the LAP will be presented to City Council. City Council will ultimately decide to either adopt or reject the Local Area Plan as Bylaw. Local Area Plans are one-time blanket implementations of current urban design philosophies. Due to this highly structured process, we feel doubtful community density concerns, community historical concerns, or the integrity of single family home neighbourhoods will be honoured. Once the LAP is complete and approved, any existing ARP's are repealed. The City Planners and Developers and their staff can fully devote their time to LAP's and "all else City". Yet again, residents and community associations will be placed in a disadvantageous position, attempting to support and battle for their property rights.

If you visit new communities within the City of Calgary, you will find “complete communities. For example, Evanston, it has a range of housing style from single family detached homes, duplexes and row houses to apartment blocks. All in segregated areas of the community. These Developers have it right: conscious, controlled, aesthetic developments. The Guidebook proposes to continue developing and propagating established communities without rhyme or reason. Here a four-plex, there an eight-plex, an infill here, an infill there, row housing here, townhouses there, density here, density there. Is this really the definition of a “complete community”?

May I also bring to the forefront, the Gordon and Shim Dairy Queen Building which burned to the ground on October 08, 2019. The Community Planning Department submitted a 432 page package to the SDAB. It is our understanding, the SDAB is a quasi-judicial board that operates independently from Council. It is our understanding Council cannot make a decision on specific Development Permits, as they are handled by The City Planning Department and the SDAB. On page 197 of the package it says, “This Development Permit application was made in order to accommodate site improvements such as improved landscaping, removal of dual access to Centre Street and modernization of the restaurant itself”. Per Councillor Druh Farrell, page 9 of the package, “The proposal does not represent the highest and best use of the site. There is significant potential for a mixed-use high-density development at this location, either with this site alone or combined with the adjacent parcel that is prime for redevelopment”. “Such a project could even include a new Dairy Queen...” “This is a tremendous opportunity for the owner to extract significantly more financial value out of the site than what is proposed”. This Dairy Queen which burned down, was apparently at least 40 years old. The proposed changes make improvements to the site, include better traffic flow, better/safer walkability and a modern building. This denial of a Development Permit to the Gordon and Shim families is truly a black eye to the Greater Community of the City of Calgary. Throughout the Public Forum, concerns were expressed about the “lack of care for social inclusion”. Does the City of Calgary define this denial of this Development Permit, “social Inclusion”/

Citizens of Calgary want a Better Guidebook. Community Public Engagement was truly not effective. Please take the above into consideration.

In closing, none of the above appears to be Democratic or Respectful of the Taxpaying Citizens of Calgary. Lest you woefully forget, “Your Shareholders”.

Respectfully,

Douglas & Gianna Cassell
Ward 2



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)	Keith
Last name (required)	Firmin
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	No modification to Rideau and Roxboro area.
Date of meeting	Apr 29, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	The Rideau Roxboro areas should not be subject to any current designation of single family use age. These areas are some of the earliest developments in Calgary and should be maintained as to its current useage.and not be altered. Changes to current land use should not be considered at all. Any proposed regulation should not include areas such as these.



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)	Tom
Last name (required)	Westcott
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	PUD - the Guidebook for Great Communities
Date of meeting	May 5, 2021

I support the suggested Citizen Amendments to the Guidebook set out in the letter submitted to PUD.

I think the implementation of the Guidebook will cause a significant negative impact on my neighborhood of Britannia and it needs to be revised.

Residents need more time to address the Administration's recommendations. Many of the policies in the Guidebook are unclear, confusing, and open to different interpretations.

I would like to ensure that the densification occurs where it makes sense and not at the expense of our mature neighborhoods.

I know that this densification means that some existing houses or duplexes will be replaced with higher-density forms such as townhouses and larger, taller multi-unit buildings.

The Guidebook does not adequately acknowledge the value of Calgary's existing low-density neighborhoods and their contribution to heritage and urban forests.

I feel that it is necessary to ensure that residents are consulted and have a strong



Public Submission

City Clerk's Office

voice in deciding what parts of their neighborhood will be densified, and what parts of their neighborhoods will be conserved.

Thank you for your consideration.

From: RUDCO Insurance - Peter Rudin [<mailto:rudcoinsurance@gmail.com>]

Sent: Friday, April 30, 2021 11:13 AM

To: Office of the Mayor <TheMayor@calgary.ca>; Councillor Web <CouncillorWeb@calgary.ca>; City Clerk <CityClerk@calgary.ca>

Subject: [EXT] Postpone approving the Communities Guidebook until meaningful changes are made to it

...

We support the suggested Citizen Amendments to the Guidebook set out in the letter submitted to PUD. The Guidebook as currently drafted is unacceptable, and 4 days to respond to administration changes is unfair and unreasonable. This should be addressed by Council in the fall or next winter.

Sincerely,

Peter Rudin and Dianne Clark
520 – 49th Avenue
Calgary, Alberta



Public Submission

City Clerk's Office

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FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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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) Alan and Wendy

Last name (required) Silver

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

Public hearing item (required - max 75 characters) The Guidebook for Great Communities

Date of meeting May 5, 2021

I am writing with regard to the "Guidebook for Great Communities" and the plan to increase the density of the "inner city". First, I want to thank Jordan Palaschuk for providing this link, as I was unable to access anything through the City's Registration Portal. I have read the FOIP information.

While the City is desirous of increasing density in the inner city, we feel that the Guide needs to be slightly amended before it is implemented. It is our feeling that the evolution of Calgary's older neighbourhoods should not mean cramming row houses onto every corner lot of established neighbourhoods. The row houses tend to stick out like sore thumbs and affect the general character of established communities. The addition of a fourplex on corner lotss also means that there will likely be at least an additional 4 vehicles, and a reduction of greenery as the footprint of the new building is considerably larger than the home it replaces. Consequently there will be increased traffic congestion on feeder roads and increased parking problems around the new replacement houses, and the lack of water catchment provided by existing lawns and trees may contribute to the likelihood of local flooding.

We would like to submit the following suggestions for your consideration:We would like to submit the following suggestions for your consideration:

Comments - please refrain from providing personal information in

- add a housing category to preserve established neighbourhoods with single-detached family homes

ISC:

1/2

Unrestricted

May 1, 2021



Public Submission

City Clerk's Office

this field (maximum 2500 characters)

- - provide for more protection of mature trees and a mandatory provision for water catchment on each property;

- - add criteria to maintain current lot coverage, lot width, height and setback requirements. Any new multi-residence homes should be required to fit in with the general character of the established neighbourhood.

- there should be a requirement included that new homes MUST adhere to any Restrictive Covenant or Caveat which might exist in a particular established community.

- - add a limit to the number of additional residences that can be built on each block and street, and ensure that each has adequate parking facilities and, further, to ensure that increased density does not change a family neighbourhood to a crowded slum.

4608 -15 Street SW
Calgary, AB T2T 4B2
30 April, 2021

Re: Opposition to the Guidebook for Great Communities

Dear Mayor Nenshi, Councillor Woolley, and other City Councillors,

I am writing with regard to the “Guidebook for Great Communities” and the plan to increase the density of the “inner city”. I am writing directly, as I was unable to access the official City portal (<http://forms.calgary.ca/content/forms/af/public/public/public-submission-to-city-clerks.html>) to register my letter, but I hope this will be acceptable.

My wife and I have been residents of the River Park / Altadore Community for 20 years. We chose to live here because we wanted to live in a neighbourhood of single-family homes, and liked the look and feel of this area with its parks, mature trees, and access to Sandy Beach and the bike paths. We picked this unique neighbourhood because we wanted a house with a yard in an area with interesting yet diverse architecture; NOT a bunch of “cookie-cutter” homes. We appreciate the unique character of our neighbourhood which has evolved over several decades and is difficult to find in newer communities.

While the City is desirous of increasing density in the inner city, it is our feeling that this should not mean cramming row houses onto every corner lot. Each of these new homes will likely have at least one car, if not two, and this will not only result in more parking issues, but also more traffic congestion. The parking issue is already very apparent (for both the residents and their visitors) in the recently-built row houses near us. In addition, these row houses stick out like a sore thumb and detract from the spacious feel of the neighbourhood; they all seem to be almost identical in design which detracts from the general appearance of older neighbourhoods.

Putting more residences into each lot results in fewer trees and bushes, less lawn and other vegetation, and therefore a reduced catchment area so that, in the event of major rainfall, there would be less ground available for absorption of the rainwater and the storm sewers might be overtaxed by increased runoff. Environmentally, this could be a big step backwards. Is the City going to assume responsibility for any increase of flood damage to homes?

Although we appreciate the need to increase density and, thereby, increase the tax base of the city, we do not feel that it should be disproportionately be foisted onto residents of older neighbourhoods. We are very concerned that the policies of the current version of the Guidebook will have a negative impact on our community, and therefore do not support the “Guidebook for Great Communities” as it stands. We would like to submit the following suggestions for your consideration:

- Please add a housing category to preserve neighbourhoods of single-detached family homes;
- Please provide for more protection of mature trees;
- Please add criteria to maintain current lot coverage, lot width, height and setback requirements.
There should be a requirement included to adhere to any Restrictive Covenant or Caveat which might already apply to a particular community.
- Please add a limit to the number of additional residences that can be built on each block, and ensure that each has adequate parking facilities.

Thank you for your consideration of our concerns and suggestions.

Yours sincerely,

Mr & Mrs Alan Silver



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.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ 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)	Lonnie
Last name (required)	DeSorcy
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Guidebook for Great Communities - Please DO NOT approve at this time
Date of meeting	May 5, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Upon reviewing the proposed Guidebook for Great Communities, my spouse and I both feel that the plan opens up all sorts of new opportunity for development without adequate formal guidance or allowance for input from communities and individuals. More time and consideration are required so that all stakeholders, including those who are at a disadvantage in knowing or understanding the gravity of what is at hand, have a chance to weigh in before moving forward with an initiative of this magnitude.



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First name (required)	Keith
Last name (required)	Brereton
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	May 5th PUD Approval of the proposed Guidebook for Great Communities
Date of meeting	May 5, 2021

Hi to the Mayor, City Councilors and the City Clerk.

I just received a message from my Community Association that the City of Calgary Planning and Urban Development (PUD) committee will be considering approving the latest draft of the Guidebook for Great Communities (the Guidebook) on May 5th.

I am very disappointed that I did not receive an email from the City letting me know the Guidebook had been revised and was ready for further public review. As I submitted comments on the last draft, I would have expected some notification from the City that the revised Guidebook was ready for further public review.

That being said, I request the PUD vote be deferred and the PUD provide sufficiency time for the public to further review the revised document. Providing only three days to review this complex and important document is totally absurd.

At this point, I do not know if my concerns have been adequately addressed in the revised document and I will need much more time for an adequate review.

Please instruct the PUD to defer its approval of the Guidebook and to provide the public and the community associations sufficient time to fully review the revised document.



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Thanking You
Keith Brereton



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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)	Mary Ann
Last name (required)	McCormick
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	SPC Planning and Urban Development - May 5, 2021
Date of meeting	May 5, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please distribute my attached comments before or at the May 5th Planning and Urban Development meeting regarding the Calgary Guidebook on Great Communities.

May 2, 2021

To: Planning and Urban Development, City of Calgary

My family has lived in the same house on Scarboro Avenue SW since 1912. The family next door has lived in the same house since 1918. The entire neighbourhood of Scarboro is full of delightful old homes with family stories that go back over a century. I often meet people who tell me that, although they don't live in Scarboro, they enjoy taking walks in Scarboro because the treed streetscapes are lovely and the houses look different from each other.

I have recently learned that the City is now employing the broad-brush stroke approach to adding density to the entire core section of Calgary. I do not oppose increased inner-city density, but I do not support the rush to ignore the unique character of individual neighbourhoods. In Scarboro, the lots are large and the homes are proportionately small. This creates an environment where large trees, street facing gardens, and songbirds can flourish. I'm concerned that those qualities don't suit City Council whose vision is to build, almost to capacity, on every inner-city lot. Do this, and you will have a concrete inner city that will simmer in the summer heat. Do this, and you will drive out wildlife and songbirds. Do this, and your short-sightedness will ensure that the heritage resource, that Scarboro is, will not be enjoyed by future Calgarians.

I ask you to use this solution instead. Increase population in historic areas by adding "hidden density" in the form of secondary suites, laneway housing, and dividing homes into apartments. The program for direct control districts in heritage areas (rollout 2021-2023) should be modified to include limits to lot coverage, height, and setbacks (front and side).

Many city councillors are not returning next term and may not be concerned about their legacy, but taxpayers are here for the long term. Future generations require you to consider your decision carefully.

Sincerely,

Mary Ann McCormick