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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 H

Last name (required) Legge

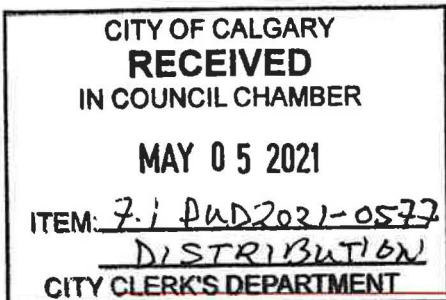
What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) Guidebook

Date of meeting May 5, 2021

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

There is no question that the City has invested an enormous amount of time and effort into the Guidebook process. Despite what has been claimed by City staff, the process has not been truly open. The COVID19 pandemic drastically curtailed the ability of the citizens of Calgary to be involved or even aware of the Guidebook process. When the citizens of Calgary finally did become aware of the Guidebook at the very last minute and the potential implications of the implementation of the Guidebooks contents to neighborhoods across the City, an opportunity was made available by the City for concerns to be expressed over three days in March. One take away message was Why was this Guidebook being rushed for acceptance? It was very clear that this document needed to be tabled as there was clearly NO CONSENSUS. There needs to be genuine involvement of the citizens of Calgary in an open and meaningful way and not just restricted to a selected few which has been the case so far. It is not adequate for the City to assume that the information obtained at the March Town Hall is sufficient public consultation. It was not. Changing the name of the Guidebook to something like 'Guide for Local Area Planning' or just 'Guide' is not a solution. Minor changes to the text of the Guidebook is also not a solution. The entire matter of the Guidebook must be tabled and be addressed after the fall municipal election and after COVID19 is under control so the citizens of Calgary can be meaningfully and safely engaged.





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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) Bryan

Last name (required) Kornfeld

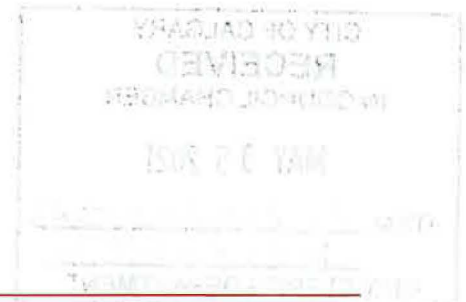
What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) SPC on Planning and Urban Development

Date of meeting May 5, 2021

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

The Guide for Local Area Planning is not firm enough in some of its wording. Specifically, the Guide states that it doesn't require a plan to address adjacent parcel scale if it chooses not to. It only states "should consider". I'd like to refer to a situation where it has been disregarded in the NHCP ; specifically to the 1400 block of 1A St and 1st Street NW.



My name is Bryan Kornfeld and I live in the 1400 block of 1A St NW. The Guide for Local Area Planning fails to equitably consider development impacts on adjacent properties. Specifically, the Guide states that it doesn't require a plan to address adjacent parcel scale if it chooses not to. Rather, it provides excessive latitude by using language "should consider". This could have a significant negative impact to adjacent properties. Secondly, the Guide is weak in setting out required principles for the Community Plans to follow.

Consider how the North Hill Communities Plan has disregarded existing properties in the 1400 block of 1A St and 1<sup>st</sup> Street NW. Both streets are completely residential, and there is no back alley between 1A Street and 1st Street. All properties on 1A Street are a mix of 1 and 2 story single family homes. Map 3 shows 1<sup>st</sup> Street as Urban Form "Neighborhood Local", whereas Map 4 dictates 6 story Low Building Scale. This does not align with the Guide which states, "Neighbourhood Local" areas support a range of low density housing forms when the applied scale is three stories or below (Limited Scale). The Local Area Plan for 1<sup>st</sup> Street casts a distinct threat to the intent of the Guide and in general provides too much discretion to forgo a proper evaluation of associated development impacts.

Consider the situation in the 1400 block of 1A St and 1<sup>st</sup> Street NW more closely. Based on the diagrams in the Guide, building structures of Low scale, cover most of a lot and include street wall commercial on the lower floors. This means that the 1 and 2 story houses on the east side of 1A Street will have a 6 story street wall at the back property line, roughly 30 feet from our homes. This could mean that properties adjacent to the backyard could change from 1 to 2 stories to as much as 6 stories without even a back alley between them. This does not align with page 83 of the Guide in the section entitled "Scale Transition". Here's a quote:

"When adjacent parcels have different scale modifiers, development in these areas should be designed to respect the neighborhood context. This includes considering existing site context, parcel layout, building massing and landscaping in the design of the development..."

In terms of proximity to the 16<sup>th</sup> Avenue and Center St. transit station, even section 2.8 of the Local Area Plan states "Building scales gradually decrease away from the transit station". Certainly, transitioning from 6 stories to 1 and 2 stories with roughly just 30 feet between is not "gradual", and hopefully, wasn't intended.

A smaller related point is that designating the West side of 1<sup>st</sup> Street to a scale that is partially commercial, does not align with other policies in the Guide. For example, the policy to have commercial parking and loading areas from the back lane is not possible since there is no back lane.

Given all these points the 1400 block of 1st Street, should be no more than 3 stories high. It should be scale designated as "Limited" (up to 3 stories); and should certainly not be scale "Low" (up to 6 stories).

Thank you for your consideration.



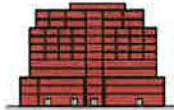
**Limited**

- Buildings of three storeys or less.
- May limit building mass above the second storey in Neighbourhood Local areas.
- Typically characterized by single-detached, semi-detached, and rowhouse residential development, and small stand-alone commercial or mixed-use buildings.



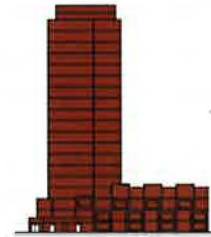
**Low**

- Buildings of six storeys or less.
- Typically characterized by apartments, stacked townhouses, mixed-use and industrial buildings.



**Mid**

- Buildings of twelve storeys or less.
- Focus on appropriate street wall height and public realm interface.
- Typically characterized by apartments, offices and mixed-use buildings.



**High**

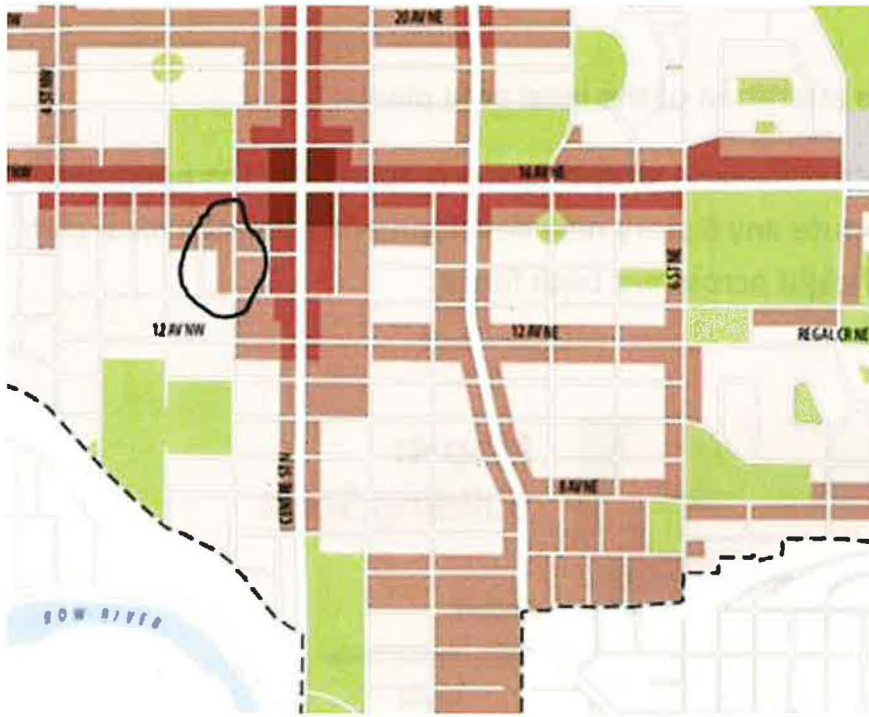
- Buildings of twenty-six storeys or less.
- Focus on site design and building massing
- Typically characterized by tower and podium or point tower buildings.



**Highest**

- Buildings of twenty-seven storeys or more.
- Focus on site design and building massing.
- Typically characterized by tower and podium or point tower buildings.





**Map 4:**  
**Building Scale**

**Legend**

-  No Scale Modifier
-  Limited (up to 3 Storeys)
-  Low (up to 6 Storeys)
-  Mid (up to 12 Storeys)
-  High (up to 26 Storeys)
-  Parks, Civic and Recreation
-  Plan Area Boundary

At the same time page 82 of the Guidebook talks about “Scale Transition” which the plan’s recommendation does not support. It states the following:

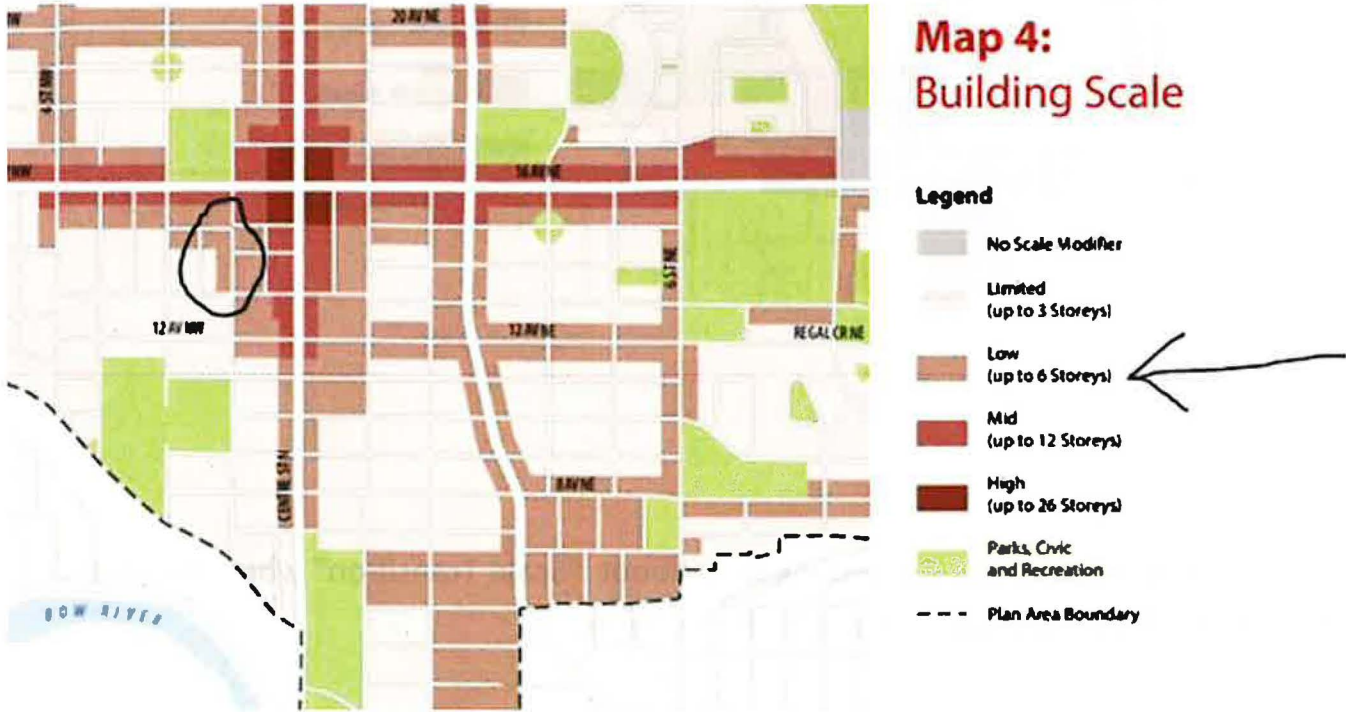
## Scale Transition

When adjacent parcels have different scale modifiers, development in these areas should be designed to respect their neighbourhood context. This includes considering existing site context, parcel layout, building massing, and landscaping in the design of the development, while still achieving the future vision for where growth is accommodated in the community. Alternative methods may be explored and should be considered on their individual merits with consideration for site-specific characteristics, such as heritage.

Given that statement, since all adjacent lots on 1A Street are 1 or 2 stories, the lots on the west side of the 1400 block 1<sup>st</sup> Street NW which back directly onto them, should be designated as Limited (up to 3 stories) in the plan rather than Low (up to 6 stories).

I hope you can provide support for this alteration of the local area plan.

Even though no rezoning will occur until sometime after the plan is approved, the approved plan is bound to make it difficult to dispute any 6 story new development when the local plan clearly recommends buildings of that height across our back fence:



At the same time page 82 of the Guidebook talks about “Scale Transition” which the plan’s recommendation does not support. It states the following:

## Scale Transition

When adjacent parcels have different scale modifiers, development in these areas should be designed to respect their neighbourhood context. This includes considering existing site context, parcel layout, building massing, and landscaping in the design of the development, while still achieving the future vision for where growth is accommodated in the community. Alternative methods may be explored and should be considered on their individual merits with consideration for site-specific characteristics, such as heritage.

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I hope you can provide support for this alteration of the local area plan.



Rosedale Community Association

May 3, 2021

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

Re: PUD2021-0577 Guide for Local Area Planning

Reading through the amendments to the Guide and Agenda attachments which arrived mere days ago in order to prepare a submission for the Guide for Local Area Planning - What We Heard presentation at PUD's May 5<sup>th</sup> meeting has made for a few busy days. Due to the late date of the stakeholder presentation by Planning on the 29<sup>th</sup> and Amendments only released the next day, the deadline to get letters in officially has passed and we hope our letter will get distributed in time.

There have been many positive changes made to the Guide, yet the Limited Scale Policies and specifically the Single-Detached Special Policy with its unclear language, continues to give Rosedale a lack of assurance or a clear understanding of how this policy would ultimately affect our R-C1 community (the only one in the NHCLAP) and other R-C1 areas working with Local Area Plans going forward.

On pages 12 & 13 of Attachment 3 under the Single-Detached Special Policy Area heading it reads "There may be areas within a community where residents wish to limit all future development to a single detached housing form. This tool may be considered during the local area plan process and *a portion* of a community may be identified as a Single Detached Special Policy Area in the local area plan. The *extent* of the Single Detached Special Policy Area will be informed by City Policies, the *existing context* and the *future vision* for the area."

We struggle with what *size* a "portion" might look like, what is meant by extent, how would existing context be applied and how it could affect the criteria on page 13, 2.8 g.? Would the information exchange that provide the answers to these questions happen through engagement with the North Hill Communities LAP team and at what time? Having only learned of these proposed policies days ago, at the time of our submission this is all very unclear; the Planning Team can give us no definitive answers today, so our questions remain unanswered. We need and are hopeful for more clarity on how the NHCLAP will integrate this policy between now and June 21<sup>st</sup>. The importance of fully understanding how the revisions and new policies in the Guide will be incorporated into the NHCLAP and the effect they will have on Rosedale is essential before our CA can support these policies with the information we have today, and ultimately the Guide itself. Time is still needed to engage with the NHCLAP Team once their revisions are made and there is not much of that before the Plan goes to Council in June. It is unknown as to what will be recommended for the Guide on May 5<sup>th</sup>. With these two documents not being scheduled to be passed at the same time, could the Guide with this policy be approved before we are given the clarification and certainty we need from the NHCLAP?

Looking beyond R-C1 communities, it seems inequitable that R-C2 communities will not qualify to be identified as a Special Policy Areas as stated in 2.8 h on page 13 in Att.3 due to their existing land use designation. In the interest of the preservation of single detached homes throughout Calgary's communities, should R-C2 communities not also have consideration?

As part of our involvement in the NHCLAP Working Group, the densification of single detached communities was identified early on in working sessions as a concern by more than one community.



Many of us are still wondering why this important policy was left so late, only being addressed in January of this year when Guidebook was released with the introduction of the Low-Density Residential Policy, which now, three months later has become the Single-Detached Special Policy Area and continues to be a major frustration, concern and setback for complete endorsement of the Guide.

With the revised NHCLAP only returning with their amendments on June 21, another rush will be on once again to read, disseminate and communicate. Please ensure the time required for answers, review and engagement is granted.

We would like to acknowledge the passion, amount of and quality of work done by the many citizens and Community Associations over the months especially during these uncertain times. As Community Associations with limited resources, dealing with tight timelines for information turnaround has continued to make our jobs all the more challenging. We also acknowledge the pressure that the Planning teams have been under.

In closing we request that before any further recommendations are made to approve the Guide for Local Area Plans, that time for thorough consultation and engagement takes place with regard to how the Single Detached Special Policy Areas Policy will align with the North Hill Communities Local Area Plan and that amendments and concerns submitted by citizens and Community Groups be given due respect and taken into consideration, however long that may take. After all revisions to the Guide have been made and the NHCLAP has revised their Plan in June both should return to PUD for final review before moving on to Council for approval.

Thank you.

Respectfully,

Angela Kokott, President, Rosedale Community Association

Cathie Dadge, Director, Rosedale Community Association

Cc: Troy Gonzalez, Senior Planner, North Hill LAP Team, Community Planning & Development

Robyn Jamieson, Senior Planner GB for Great Communities Team

Lisa Kahn, Coordinator, Guidebook for Great Communities



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I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) David

Last name (required) Burghardt

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

Public hearing item (required - max 75 characters) 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)  
  
Dear PUD Committee  
I live in Britannia (BRT) which is a designated Zone B Community in the Guidebook for Great Communities. I moved to BRT for the wonderful trees, spacious R1 lots, lack of overhead wires, to be close to the river park system and still have quick access to my workplace downtown. It is my opinion Britannia does NOT need any changes to its land use (le R1 stays R1 and R2 stays R2 etc etc as the case may be) and I am very very opposed to the PUD Committee altering the existing Great Community we already have. If anything, the PUD should be proposing more trees be planted and protecting the existing beautiful green Sandy Beach park areas and river banks by eliminating the unbelievable proliferation of dogs into the parks. The dog owners drive to BRT from other communities to access the Sandy Beach parks and pointedly disrespect the bylaws by letting their dogs run loose and over-run the greenspace. The city responds by erecting fences to "manage" the constant traffic and garbage dumpsters that smell like dogs\*\*\* ..... nice..... thank you.

**From:** [Donna Rooney](#)  
**To:** [Public Submissions](#)  
**Subject:** [EXT] Reply  
**Date:** Tuesday, May 4, 2021 7:37:06 PM

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I agree with the FOIP act and allow my information to be published.

-----Original Message-----

From: Donna Rooney [<mailto:rooney@shaw.ca>]  
Sent: Saturday, May 1, 2021 8:47 AM  
To: City Clerk <[CityClerk@calgary.ca](mailto:CityClerk@calgary.ca)>  
Subject: [EXT] DELAY THE GUIDEBOOK

Dear City Clerk,

I, Donna Rooney, am a homeowner in Calgary and I am very concerned about the Guidebook for Communities. I listened to most of the presentation on March 22-24 this year and heard a lot of residents listing several areas that need further consultation and amendments.

I think that the proposed changes in the guidebook to increase densification in neighbourhoods currently zoned RC-1 or RC-2 need to be carefully rethought. The communities need to be more engaged and have more power in deciding where densification will happen. Every community is different and needs to have a voice in how it is developed.

I am asking you to delay the voting of the Guidebook until after the fall election. This Guide is too important to be rushed through in this covid time. I feel that engagement has not been adequate and our citizens are just now becoming aware of the importance of the proposed book.

Please listen to us and slow down this process so it is completed with full consultation from ALL involved parties.

Thank you,

Donna Rooney



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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) Gordon

Last name (required) Rouse

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

Public hearing item (required - max 75 characters) SPC ON PLANNING AND URBAN DEVELOPMENT - Guidebook for Great Communities

Date of meeting May 5, 2021

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

Regarding the proposed guidebook and recent discussions, we wanted to express our concerns with not only the subject matter but also with the regard in which consultations have happened. In the update provided Thursday night, we were told that citizen input on the proposed changes was sought from individuals recommended by councilors and by those people that the city could find their contact information on line. It is clear that broad consultation was not undertaken yet again where the importance of the changes outlined in the Guidebook really require more appropriate, broader based consultation. It feels like the City is forcing this on everyone and it's completely inappropriate.

This lack of consultation impacts the Guidebook but also the lack of consultation undertaken for the Phase 1 Envision for the Heritage Communities Local Area Plan. Willow Park had 17% participation and Maple Ridge only 9%. These numbers tell us that people are really not aware of what is going on with these projects and that the City has done a remarkably poor job in consultation.

The first question I get when talking to folks around the neighborhood is what is the purpose of this effort?

We recommend that the Guidebook placed on hold until after the October elections, start again with meaningful consultation, dialog and feedback with the communities.



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The idea that R1 residential single detached homes would be the exception rather than the norm in older communities is extremely alarming. What does this actually mean? What is the intent and impact of this statement? There are so many questions that are left unanswered that it is difficult to know where to begin to provide a meaningful review of the contents of this Guidebook. All issues outlined in the Guidebook need careful consideration, communication, consultation, planning, impact assessments and proper feedback for a proper process to be executed.

Community Affairs  
Willow Ridge Community Association



Highland Park Community Association  
3716 2<sup>nd</sup> St. NW  
Calgary, AB T2K 0Y4

May 4, 2021

Standing Policy Committee on Planning and Urban Development  
City of Calgary

**RE: The Guide for Local Area Planning – Letter of Support**

On behalf of the Highland Park community Association, I am writing this letter in support of proposed amendments to the newly titled *Guide for Local Area Planning*. We ask that the Standing Policy Committee on Planning and Urban Development recommend the proposed amendments and the revised *Guide* to City Council for approval.

Our community spoke at the Council meeting on March 23, 2021 in support of the *Guidebook for Great Communities*. As a community involved in the *North Hill Communities Local Area Plan*, we had (and have) a vested interest in ensuring that this foundational document is approved by Council. Concerns were raised by many citizens about preservation of their neighbourhoods, about the engagement process, about whether or not the *Guidebook* was to be a statutory document, or about the recognition and preservation of Calgary's heritage streetscapes and buildings at that Council meeting. It was also apparent that many people were working under a misapprehension about the intent and scope of the *Guidebook*.

We support the proposed amendments because we believe they adequately address many, if not all, of the concerns raised at Council in March. The rationale for making The Guide non-statutory is understandable, although that possibly sets up an ambiguity between the *Developed Areas Guidebook* (DAG) and *The Guide*, which is intended ultimately to replace the DAG in those areas to which the DAG applies. I base this comment upon my understanding that the *Developed Areas Guidebook* is a statutory document.

The "About the Guidebook" section is much expanded and improved. I also commend the removal of those David and Maria scenarios, which I had simply found superfluous and distracting. A new section on Engagement in Section 2.2 strengthens that commitment to involving residents in the development of their local area plans. The increased language regarding preservation and enhancement of tree canopies (e.g. Amendment B6 in Section 2.2) is much appreciated and welcomed.

From a local perspective, it is also important that amendments to *The Guide* have included some language that acknowledges that Calgary – especially in the winter – is a car-centric city. Despite efforts to encourage cycling, the use of E-scooters, walking, and other mobility alternatives, the fact remains that most people rely on personal vehicles. This is important to acknowledge because on-street parking is an

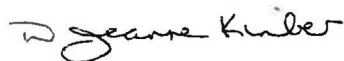
almost perennial concern of residents in a community which is undergoing significant densification, like Highland Park is experiencing.

Most importantly, we recognize the value of the revised Section 2.8, specifically the Limited Scale Policies and the Single-Detached Special Policy Area. The Limited Scale Policies which refer to the ability to consider limiting massing over two storeys (where appropriate) would be welcomed by our community and other communities within the North Hill Communities Local Area Plan region. This policy would enable the plan to designate area where building heights are more limited. This, in turn, could help prevent the oddities of a 3-storey buildings towering over an adjacent, older bungalows. The Single Detached Special Policy does not apply to Highland Park, which is an R-C2 community, but this special policy should alleviate the concerns of many people who spoke at Council in March and will facilitate approval of *The Guide*.

Through a review of the proposed Amendments, I have suggested a few relatively minor changes to the Planning team involved in this project. Those changes do not detract from our overall support for the intent and purpose of those proposed Amendments.

Highland Park is a community that has seen considerable change over the past 10 to 15 years. The older 1950's bungalows are being replaced by modern semi-detached houses, and now by some townhouse developments. Regrettably, this redevelopment activity has not had over-arching guidance from a current local area plan, nor even from guidance documents such as the Infill Guidelines. Every redevelopment application has been reviewed and adjudged on a one-off basis. Highland Park is also a community with a designated Main Street (Centre Street) along which the future Green Line will run with a Transit Station to be located at 40<sup>th</sup> Avenue and Centre Street. Along with the *North Hill Communities Local Area Plan*, we very much need the *Guidebook for Great Communities* to be revised as proposed and then approved by Council in June.

Yours respectfully,



D. Jeanne Kimber  
President, HPCA

Cc: Jyoti Gondek, Chair, SPC Planning and Urban Development  
Cc: Councillor Sean Chu, Ward 4



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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) **JoAnne**

Last name (required) **Atkins**

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

Public hearing item (required - max 75 characters) **PUD2021-0577 Guide for Local Area Planning**

Date of meeting **May 5, 2021**

Comments - please refrain from providing personal information in this field (maximum 2500 characters) **Please find attached an updated multi-community letter that was previously submitted. Additional signatures have been added.**



May 4, 2021

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

Re: PUD2021-0577 Guide for Local Area Planning

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 and individuals, ask you to take the time needed to get this right.

Sincerely,

Community Association Co-Sponsor: Wards 1,4,5,6,7,8,9,10,11,13	
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	
Crossroads Community Association (Mayland Heights, Belfast & Vista Heights)	
Elbow Park Residents Association	
Elboya Heights Britannia Community Association	
Erlton Community Association	
Falconridge Castleridge Community Association	
Forest Heights Community Association	
Glendale/Glendale Meadows Community Association	
Hounsfield Heights/Briar Hill Community Association	
Huntington Hills Community Association	
Inglewood Community Association	
Marlborough Park Community Association	
Mayfair Bel-Aire Community Association	
Meadowlark Community Association	
Mount Royal Community Association	
Parkdale Community Association	
Parkhill Stanley Park Community Association	
Richmond Knob Hill Community Association	
Rideau-Roxboro Community Association	

Rosedale Community Association	
Scarboro Community Association	
Shawnee Slopes Communication Association	
Scenic Acres Community Association	
Southview Community Association	
Triwood Community Association (Brentwood, Collingwood & Charleswood)	
University Heights Community Association	
Varsity Community Association	
West Hillhurst Community Association	
Willowridge Community Association (Maple Ridge & Willow Park)	
Windsor Park Community Association	
Woodcreek Community Association (Woodbine & Woodlands)	

\*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

**Please note:**

**An opinion poll with individuals' names and their location was provided with this submission, with respect to Report PUD2021-0577, Guide for Local Area Planning – What We Heard.**

***As no Freedom of Information and Protection of Privacy Act statement to collect personal information with the intent of reproducing it in an Agenda was included, the opinion poll will not be made part of the public Agenda, but the list of names and locations will be provided to Council by a confidential attachment, not to be released pursuant to Section 17 (Disclosure harmful to personal privacy) of the Freedom of Information and Protection of Privacy Act.***





THE CALGARY HERITAGE INITIATIVE & CALGARIANS FOR HERITAGE DISTRICTS GIVE CONSENT TO THE CITY OF CALGARY TO PUBLICLY DISTRIBUTE THIS LETTER BY ANY METHOD.

May 5 2021

**Re: Letter of Support for 7.1 Guide to Local Area Planning: Heritage Amendments and Sustainment**  
PUD2021-0577

Dear Members of the Standing Policy Committee on Planning and Urban Development

The risk assessment for the Heritage Conservation Tools and Incentives Report, approved in July of 2020 acknowledged that...

*“Heritage and “community character” are among the most prominent concerns identified during the local area planning process for our inner-city communities. If the recommendations of this report are not approved, many of the ongoing and upcoming local area plans (North Hill Communities, West Elbow, Historic East Calgary, and West Hillhurst, Hillhurst/Sunnyside, Hounsfeld Heights) will be at risk or face increased opposition due to the high concentration of heritage assets in these communities. This risk is mitigated by the proposed recommendations.”*  
(Planning and Urban Development PUD2020-0259 2020 April 01)

By extension, the Guidebook for Great Communities faced increased opposition because protecting heritage and community character were not adequately addressed, communicated, nor were the tools and incentives tested in the pilot LAP. Calgarians are passionate about their communities and the built and landscaped heritage that contributes to a sense of place.

**We want to see the new approach to Local Area Planning succeed with the application of the Heritage Tools and Incentives. And without delay – every day without implemented policies puts heritage at risk of demolition. We support the proposed amendments to the improved Guide to Local Area Planning that will help achieve this and ask that you do the same.**

The amendments to the Guide (described in this letter) apply not just to the pre 1945 communities with identified heritage assets. They also apply to our mid-Century communities, those built-out during Calgary’s second big development boom. Interest in the protection of mid-Century architecture and development patterns is growing; it represents the next group of heritage assets to be identified.

The amendments highlighted in this letter support community and street context, often an important consideration when a property owner weighs the pros and cons of designating their property. Designation is the only real heritage retention tool currently available to Calgarians.

**A. Amendments: Clarity, Predictability and Certainty:**

Making the Guide non-statutory will allow more flexibility for specific community context. However, it also removes a degree of certainty that the statutory “Guidebook” was intended to provide. Certainty must therefore be reflected in the LAPs. We support the adoption as a non-statutory Guide to enable the completion of the North Hills Community LAP with Heritage Conservation Tools and Incentives applied. Learnings from a completed pilot will inform improvements to the Guide and other LAPs.

We support direction for “a collaborative planning process with a robust engagement strategy” for local area planning. We recommend that a Partners in Planning (PIP) type heritage education workshop be offered to working group members. We at CHI and CFHD are offering to participate in content development and delivery that could, for example describe the economic, environmental and social benefits of heritage retention. Supporting materials could also be shared at public engagement sessions. And Chris Edwards’ offer to participate in the application of the Heritage Tools and Incentives layer 2 program to the North Hills pilot LAP stands. Chris is a founder and now president of CHI. He lives in a century-old home in the North Hills plan area.

**B. Amendments: Complete Communities:**

- Adding language that respects and enhances the existing context of the area and sense of place to acknowledge that community planning does not start from a blank slate.
- Including streetscapes, historic block patterns (these terms should be defined in the glossary) and significant tree canopies to help define the context when planning for complete communities.
- Allowing for development policies that are specific to the unique aspects of individual communities within the plan area.
- Improving language around climate resiliency and protecting tree canopies that will also enhance quality of life.

**C. Amendments: The proposed heritage resource amendment:**

- This is a very minor change and simply restores the strength of the policy that is in the current Developed Area Guidebook regarding development abutting inventoried heritage resources.

**D. Amendments: Neighbourhood Stability and Character – Neighbourhood Local Policies:**

The proposed amendments include changes to where limited scale policies apply, latitude for the LAP process to define higher activity streets (rather than defined collectors), a new single-detached special policy area and recognition of the role of RCs in informing LAPs on the built form of communities. We anticipate that these policies, in consort with the Heritage Guideline Area Tool, will help preserve the historic character of Calgary’s most heritage rich residential streets. By discouraging upzoning on these streets, more homeowners may be encouraged to designate.

**Regarding Sustainment**, we appreciate that the Guide will evolve as the Heritage Tools and Incentives are rolled out in the LAPs and that work on commercial heritage streets and density bonusing continues.

A number of heritage-related “Asks” were identified as “Not Being Considered” in Attachment 9 to the “What We Heard” report. These items reflect gaps in the proposed amendments provided by Administration. Some of these gaps will be addressed in the LAPs, others are being addressed in other

work (e.g. heritage commercial streets, density bonusing, residential tax credits), and a few may be outside of the scope of the Guide for Local Area Planning.

**Items that require further discussion are:**

- Making development permit applications for all identified heritage assets discretionary;
- A risk assessment for heritage loss (and mitigations) while Heritage Tools and Incentives are being developed and implemented;
- Identification and mapping of buildings suitable for repurposing;
- Policies for contiguous, inclusive heritage districts (e.g., residential and commercial);
- Policies for a Heritage Guideline District tool for residential (extends to groupings of block faces);
- Metrics (KPIs) to monitor the retention of heritage properties and the repurposing of significant historic buildings.

We will commit to working with Administration, Heritage Calgary and, if necessary, the Province, to clarify these suggestions. We will continue to work to advance more comprehensive heritage district-type protections. And we will support Heritage Calgary's many suggestions that incent conservation.

The City has just taken a bold step with the adoption of the Downtown Plan which may relieve some development pressure on historic inner-city communities. The designation of 26 historic streetscapes and the direction to investigate private tree protection options are positive steps to protect the urban tree canopy and therefore community character.

As advocacy groups, we are encouraged that the Guide to Local Area Planning process has opened doors for better collaboration with the city, its heritage partner, the communities, and other interest groups that promote a sustainable and inclusive future for Calgary.

Thank you for your attention. Please support amendments to strengthen heritage policies in the Guide and the Local Area Plans to which they will be applied.

Regards,

**Chris B. Edwards, President**  
**Karen Paul & Tarra Drevet, Directors**  
**Calgary Heritage Initiative Society**  
[conatct@calgryheritage.org](mailto:conatct@calgryheritage.org)

The [Calgary Heritage Initiative](#) Society (CHI) advocates to preserve and promote the productive use of buildings and areas of historic significance. Established in 2006.

**Lorna Cordeiro**  
**Co-Chair, Calgarians for Heritage Districts**

[Calgarians for Heritage Districts](#) (CFHD) focuses on educating government and the public about Calgary's potential Heritage Districts. Established in 2014





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) Laura

Last name (required) Morrison

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

Public hearing item (required - max 75 characters) Guide for Local Area Planning – What We Heard, PUD2021-0577

Date of meeting May 5, 2021

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

I have herd that the City of Calgary committee on Planning and Urban Development (PUD) will consider approval of the Guidebook for Great Communities (now called the Guide for Local Area Planning) this May 5. I certainly hope that this is not true. Its one thing to go through the What We Heard document but its quite another to think that this might get approved at this time. The submissions before council on Mar 22 - 24, 2021 were overwhelmingly opposed to the proposed guidebook as written and exposed several key items of concern. Council at that time gave direction that included developing a What We Heard document from the March proceedings, engage with citizens as needed, propose recommended amendments to the guidebook and consider if the guidebook should be policy rather than a statutory document. Coming out of this I participated in a citizen engagement process on April 20. While I found this process to have been well run and informative I would point out that only 116 citizens participated, it was not widely advertised - even to those who had made submissions to Council in March (I had the registration link forwarded to me by a neighbor), and really the goal was simply to validate if the "What We Heard" material represented our view of what was said before Council in March. It is significantly concerning if this is considered to be the followup engagement to create a revised guidebook when effective ENGAGEMENT or lack thereof was one of the big concerns raised before Council in March. I see from your poster Guiding Community Growth with Citizens released via social media on April 30 touts 62 proposed amendments to the guidebook, including a name change. It feels like a shell game that we who have taken the time over many years

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not are not in a position to review said amendments in the full context of the guidebook prior to your consideration of the matter on May 5. Your 6 example of proposed changes shown on the poster are clearly designed to sooth hot button topics but do not really tell the reader anything. At this time I do not feel like we are any futher than we were in March toward in having a document which will truly take our communities into the future and which meets the necessary objectives of the city. Instead we will be saddled for decades to come with a document which benefits developers and provides an increased tax base without providing benefits to the communities themselves. Thank you for your consideration.



In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

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I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) **Margo**

Last name (required) **Fearn**

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

Public hearing item (required - max 75 characters) **"The Guidebook"**

Date of meeting **May 5, 2021**

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

I am writing to urge Council not to approve The Guidebook. As the majority of this council is leaving there is no longer a mandate for such an important document, nor is there any way to hold the departing members responsible. Furthermore, in the middle of an unprecedented health crisis, now that there is only 'beginning' to be an awareness of what the Guidebook may mean to communities, in-person engagement such as community presentations etc. have not been possible. People have more important things on their minds in the middle of a pandemic, and that should be respected. As well, the huge amount of available office space downtown should be taken into consideration and impact the Guidebook. Times have changed.





In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

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I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) Michael

Last name (required) Read

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

Public hearing item (required - max 75 characters) SPC on Planning and Urban Design

Date of meeting May 5, 2010

Comments - please refrain from providing personal information in this field (maximum 2500 characters)  
7.1 Guide for Local Area Planning – What We Heard, PUD2021-0577  
The attached is a update of the letter I submitted on April 28, 2010

April 28, 2021      **Revised May 4, 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;
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.

### 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.

## 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.*

**"FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT**

*Terms And Conditions*

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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."*



<b>6 Wards 1, 2, 4, 7, 8, 11</b>
<b>Community Association 12</b>
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
Hounsfeld Heights Briar Hill Community Association
Bowness Community Association

<b>Individual 33</b>	<b>Community</b>
Michael Read	Britannia

**TO: SPC ON PLANNING AND URBAN DEVELOPMENT**

May 1, 2021

**RE: Guide for Local Area Planning – PUD2021-0577 Proposed Amendments**

**Councillor J. Gondek, Chair; Councillor D. Farrell, Vice-Chair; Councillor G-C. Carra, Councillor P. Demong, Councillor S. Keating, Councillor W. Sutherland, Councillor E. Woolley and Mayor N. Nenshi:**

Dear Members of the Committee,

I am writing to you today as I am deeply troubled by the proposed amendment titled ***Single-Detached Special Policy Area*** which is outlined in Attachment 3, Page 12 and 13 of Neighborhood Local Policies for the report **PUD2021-0577**.

I have followed the Guidebook's progression for several years now and listened to the Public Hearings on the matter.

Many community members, in particular those in the community of Elbow Park and persons from other groups opposing the Guidebook, spread misinformation and promoted a false narrative that *the Guidebook would unconditionally force higher density into single detached dwelling communities and single detached dwellings would not be allowed to be built in the future.*

The proposed amendment for ***Single-Detached Special Policy Area*** is clearly designed to undo that which is contemplated by the MDP through several mechanisms. The LUB already has an R-C1 designation for single detached dwellings.

I have numerous concerns about the intent and objectives of the proposed ***Single-Detached Special Policy Area*** with respect to built-form in established communities. I believe the intent of the proposed policy is to:

- Reinforce socio-economic exclusionary zoning in established communities, particularly in communities with a large proportion of single detached dwellings;
- Subvert, override and conflict with the stated statutory objectives and policies in the MDP for increased density, reduction of sprawl, better use of transit and reducing emissions;
- Prevent other private land owners from applying for higher density land-uses and prevent the approval of new land-uses which contemplate higher density and/or other built-forms with no statutory basis;
- Displace the burden of Restrictive Covenant (RC) enforcement efforts and costs to the Planning and Development Authority (and the rest of the tax base, unfairly) while continuing to receive the benefit of the RCs for communities with such instruments registered on land within the community;
- Incept what I term as "Pseudo Restrictive Covenants" on land-use through the Local Area Planning process whereby a set of land owners could limit built-form and density to single detached dwellings for privately owned land. Land which they do not wholly own and without the consent of the associated land owners.
- Provide a bootstrap use of "Pseudo Restrictive Covenants" for communities without actual Restrictive Covenants registered on lands (or communities with RCs that are no longer enforceable) rather than utilizing the Land Title Act and existing law to have like-minded land owners consent to restrictions and to register such agreements on their Land Titles to control built-form.

I respect the property rights of my fellow community land owners to retain the single detached dwelling character of their privately owned lands for as long as they wish to do so. But, I object to the notion and proposed policy that the built-form of communities and the potential of future land-uses can be made immutable by the LAP process outside of the use of Restrictive Covenants.

A few hundred land owners in some wealthy communities should not be dictating policy and the potential for future land-use by other private landowners in the community.

Why is the City proposing an amendment to the Guidebook that appears to allow a Restrictive Covenant to be applied to private lands through the LAP process but which is not a Restrictive Covenant at law? It certainly appears to me that the City is attempting to placate or mollify land owners in specific communities who effectively commandeered the public hearing on the Guidebook and subsequent outreaches.

I strongly object to the proposed amendment on these grounds:

1. There is existing law for Restrictive Covenants and it should be used by those land owners in communities who desire to limit land-use and built-forms. The Guidebook is entirely the wrong place to have such policy and it may not even be enforceable. Land owners in Elbow Park and other similar communities are free to make agreements amongst themselves.

- RCs have a purpose and if a community has existing RCs, then it is up to the land owners to manage the RCs and enforce them as needed through the Courts. Land owners were made aware of the RCs when they purchased the land.
- If a community does not possess RCs, then existing property owners have the ability, under existing law, to invite other like-minded property owners to place RCs on their properties to limit future development. Such actions require complete mutual consent of all land owners affected and require time, effort and monies to implement. The process can be arduous but it is entirely voluntary for those land owners wishing to participate.
- I have no objection to RCs because every single property owner MUST consent and DID consent when they purchased their land. The proposed amendment for Special Policy Areas does not require that which is a substantial flaw in my view. In fact, the proposed amendment would suggest that existing land-use on private lands becomes immutable as if it were at law, a Restrictive Covenant under the Local Area Plan process. This amendment is akin to a "Pseudo Restrictive Covenant" by "community" fiat.

2. Application of a "Pseudo Restrictive Covenant" to land by the City and a "community" raises questions of whether or not the City and an arbitrary set of land owners even has the authority to do so.

- Who is "the community"?
- Is "the community" solely made up of land owners only or does it comprise any and all residents?
- Are they a subset of property owners? A majority of property owners within the community? Any one land owner?
- Is there a binding vote on the Special Policy Area boundary? Who would it bind?

3. Can a "Pseudo Restrictive Covenant" be applied to lands for which the present owner(s) do not consent or do not participate in the LAP process?

- Will the proposed Special Policy Area amendment require every affected property owner to consent?
- Does the Special Policy Area boundary fall if even one land owner does not consent?
- Will the Special Policy Area boundary be registered on Land Titles?

4. By implication, a "Pseudo Restrictive Covenant" would be automatically applied to lands bounded by the proposed Special Policy Area for which future owner(s) may have no fore-knowledge.

- How would future owners know of a Special Policy Area's existence to inform them of restrictions prior to purchase?
- If existing communities are adamant about the immutable nature of single detached dwellings, should not future land owners know what they are buying into?
- What of existing land owners who purchased land in a community with the intention of altering land-use for other built-forms only to discover the Local Area Planning process and a "community" committee along with the City have deprived them of that right?

5. It is very clear the proposed amendment is intended to be a "poison pill" designed to remove property rights from existing and future land owners without using existing law. Restrictive Covenants already function as a "poison pill" to restrict land-uses where they exist and are enforced by the respective land owners.

Policy, driven by a set of land owners who do not necessarily represent the majority of their community or the City as a whole, should have no place in the Guidebook.

The contents of this letter, with the exception of my phone number, may be shared with the public under existing FOI legislation.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Burke", with a horizontal line extending to the right.

Randall Burke  
Ward 11  
(403) 681 0737  
T2S 1B6

**From:** [noreply@calgary.ca](mailto:noreply@calgary.ca)  
**To:** [Public Submissions](#)  
**Subject:** Submit a comment  
**Date:** Wednesday, May 5, 2021 8:19:25 AM  
**Attachments:** [Guidebook - Request For Deferment \(05-05-2021\).pdf](#)  
[Public Submission to City Clerks.pdf](#)

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Public hearing item: Stuart Craig  
Name: Stuart Craig  
Email: [sscraig@gmail.com](mailto:sscraig@gmail.com)  
Date: 2021-05-05



May 5, 2021

TO: Mayor Nenshi  
Councillors

cc: City Clerk

RE: Deferment of Guidebook

I would have preferred the content of this letter to have been one in which I expressed my congratulations and support for the Guidebook; instead, here we are on May 5<sup>th</sup> and I find it regrettable that the words which MUST follow are of those of utter dismay, disappointment and distrust. I had hoped that the April 29<sup>th</sup> feedback report would have yielded some appreciation for the public's opinion and expressed some lessons learned but such does not seem to be the case.

My personal view is that the April 29<sup>th</sup> presentation approach and content failed on a multitude of fronts: it introduced a new name without any consultation with the public, AND it largely ignored or changed the meaning of many concerns noted both in the March 22-24 and follow-up April 14-20 workshop sessions. The most perplexing aspects, however, were twofold: 1) distortion of the inputs and feedback offered by these sessions' participants and 2) subsequent introduction, on April 29<sup>th</sup>, of new and extraneous concepts. Many of these 62 changes arose without engagement or discussion before being tabled – again, the largest concern from the very outset! Slides throughout the report grossly misrepresented the type of engagement that people spoke of, to the point that your report conveniently dropped the standalone Engagement section (which I will remind everyone was in the working session information packs for participants). Councillor Gondek, as Chair of the Guidebook team, you have a lot to answer for to the citizens of Calgary for what can only be viewed as a deceitful approach to the project! If that is the best the team and consultant can come up with, then the collective group should be dismissed, a new leader and team instituted, and the project re-evaluated from the ground up – this time with engagement of the public!

The can of worms that has been opened up is nothing short of introducing lasting distrust, thus ensuring that the Guidebook/Guide – whatever you think you might call it – and LAP process carries diminished credibility; if the recent shambolic activities, deadlines and reports are any indication.

I observed during the April 16<sup>th</sup> working session that the notetaking was poor and there seemed a reluctance to document critical points and do so accurately. What was ultimately captured in the *Guidebook Report Back Presentation* was certainly not a reasonable reflection of what I know to have been said during my own and two other panels! It begs the question: were notes from each of the sessions subsequently revised, and further edited/filtered/consolidated by the Guidebook Team before being submitted to the consultant (ILS Engineering)? On the basis of the above and the Freedom of Information Act of Alberta I am requesting full access to review the full range of records associated with the past two months of Guidebook activities. This stems from the distrust I and undoubtedly many others hold in how the process has been managed – perhaps more appropriate to say mismanaged!

I feel absolute disappointment that my dedication and inputs may well be in vain – having expended 60+ concerted hours in the name of the above. Using that as a representative number and multiplying it by the hundreds of constituents who – in full or in part – did research, submitted letters and participated in sessions then the resultant number easily enters the realm of thousands of hours. Sadly, for which Council and the SPC should feel embarrassed for actions and decisions taken, both parties have seemingly discounted and disrespected these inputs in favour of a deadline which is both unrealistic and poorly conceived. Certain Council members seem determined to pass the Guidebook – despite its glaring shortcomings – into bylaw as quickly as possible for reasons not fully known. The Guidebook Team accepted these deadlines, perhaps under duress, but likely knowing that their efforts could not possibly be comprehensive, exhaustive and accurate in accordance with the concerns raised by an extensive number of stakeholders.

I could go on but, instead, will refer you to both of my letters submitted on 28<sup>th</sup> April. I will conclude by saying that the SPC/Guidebook Team and Chair must be held to full accountability for the dismissive approach in trying to ramrod through such a far reaching project for a purpose known only to you – because the public certainly does not have a comprehensive understanding of its purpose, motivations and strategies. The adopted approach is nothing short of problematic!

To date, the Guidebook remains a vague document filled with buzzwords and urban planning philosophies. What you have created is not due representation of the very constituents who elected you into office! Do the right thing for the citizens of Calgary, engage them and don't chase after a deadline and your own agendas for the sake of enacting a document that could adversely affect Calgary for generations to come.

Sincerely,

Stuart Craig



## **Tuxedo Park Community Association**

202 – 29<sup>th</sup> Avenue NE  
Calgary, Alberta T2E 2C1  
Phone (403) 277-8689

May 2, 2021

To: Members of the SPC on Planning and Urban Development

RE: TPCA Comments Guide for Local Area Planning – What We Heard, PUD2021-0577 and the North Hill Communities Local Area Plan

Dear Council,

I write to you today in frustration at the process that has been the Guidebook for Great Communities and the accompanying pilot Local Area Plan for North Hill Communities (NHCLAP). At this point in the process, these policy documents should have been representative of the feedback of the communities and the volunteers that have taken the time to perform the engagement in this process. However, it is unfortunate to see that in the last two months, we have seen far more engagement, and actual recognition of what has been provided than in the previous many years.

The communities engaged in good faith, Tuxedo Park especially. We sought an updated plan that reflected the new realities of a growing Calgary that through the ImagineCalgary and subsequent plans and policies would set up a sustainable vision not only for Tuxedo Park, but also for the City of Calgary. Building upon a community that had seen the positives of infills, we saw that new transit opportunities and renewed growth of our communities could support the infrastructure needed for a community. We also sought to create space for growth for our community but allow for it in planned fashion.

In fact, when we look at Tuxedo Park, we have exceeded the growth of the City in the past five years. In addition, we have done so with limited to no investment in our Main Streets, with no more operating elementary schools within our community.

Sadly, that was not our experience. Building on top of poorly attended and engaged sessions we saw a plan for Transit Oriented development in Tuxedo Park that ignored the reality on the ground and the wishes of the community. The documents before council now show an attempt to achieve the MDP goals almost entirely in one community. A community that cannot claim over 60% of its households with incomes above \$200,000 per year, nor a community of primarily retired empty nesters. We have a broad range of demographics in our community, are hardworking individuals single parent and two income families who do not have the luxury waiting three days to speak to council.

Yet what we saw was the only way to be heard was to wait until the process is almost over, and then engage, not at the beginning, not through the many iterations, only at the end.

The outcome of the this engagement exercise is that 20 of 74 blocks within our community currently zoned as RC-2 are now identified as suitable for 6 storey buildings along residential streets an additional four (4) from limited to 4 storeys.

32% of our community, nearly half of the existing RC-2 space now. Whereas council is now discussing walking back the changes to the residential housing type and “listen to the community’s needs”, the NHCLAP has not done so.

### Specific concerns that remain

#### **The disconnect of Transit Oriented Development in the LAP to funded transit:**

The need for Transit Oriented Development: Transit carries more people and allows for higher density. This is how it works in practice. However, we do not see this in the NHCLAP:

- 9<sup>th</sup> Ave Green Line Station Area– All RC-1 and RC-2 remain Limited.
- 16<sup>th</sup> Ave Green Line Station in Crescent Heights – MC-2 locations now use limited scale
- 4<sup>th</sup> Street Orange Line BRT – All RC-1 and RC-2 locations on residential streets remain as a limited scale.

It is clear from this that from this that funded stations can be supported without the need to move from a limited to low scale along residential streets.

However, the 28th Ave station, an unfunded Green Line station has seen blocks off of collectors now identified for 6 storey low scale. This occurring on blocks that have significantly built up RC-2 and RC-G infills in the past 10 years.

#### **Development along corridors versus residential streets**

This change is only reflected in the community of Tuxedo Park, whereas corridors in communities such as Rosedale, Renfrew and Crescent Heights see few Low scale blocks and often remaining at limited.

#### **Does not recognize existing RC-2 and RC-G infills:**

The community has seen population growth in the past five (5) years greater than the city of Calgary. This from denser development along the corridors and infill development along residential streets. The current LAP shows that recent infill owners may find themselves next to 6 storey developments. This is a marked change from the current zoning in place, and cannot be justified to support a BRT station as outlined above.

#### **The NHCLAP lacked clear community based development goals**

Without clear community based development goals, it was left instead to achieve these goals across the LAP. This then becomes a question of who has the means to mobilize the most to council, rather than actual community level discussion.

#### **The Land Use Bylaws do not adequately address transition from limited to low scale.**

The current land-use bylaws do not adequately address how the transition from limited to low scale should occur. The current 1.5-meter stepback at 4 stories is inadequate on residential blocks with recent infills.

In addition, the GGC and NHCLAP do not provide sufficient protections for a land use change where the blocks are identified as 6 stories.

#### **Scale modifiers are being used as a basis for Floor Area Ratios**

Floor Area Ratio and volumetric concepts are still being used in place of the scale height discussion. This is not the intent of the GGC and is perverting the process. As seen in our reply to LOC2020-0015, staff is using the maximum building

scale and applying the maximum FAR under the Land Use Bylaws, resulting in a volumetric exercise to height rather than the vertical descriptions in GGC.

**Conclusions:**

- The NHCLAP needs significant revisions to align with the changes made to most communities, and the amendments proposed to the GGC.
- The NHCLAP should not allow the modification of building scale from limited currently to low scale on local residential streets.
- The Land Use Bylaws needs updating to meet the GGC language. Making the GGC a non-statutory document provides an opportunity to adequately address these deficiencies. This includes incorporating contextual language to zoning types for Low scale when adjacent to Limited Scale properties, including but not limited to side lot step-backs at 3 stories and, front and back lot set-backs to preserve sunlight access to front and back yards.
- Growth targets of the MDP need to be met across each community of the LAP. This is not the case. The Tuxedo Park Community Association cannot support the NHCLAP document as is and question how the amendments to the GGC can support the MDP goals across all communities.
- The engagement process here has clearly failed and the city needs to consider a process that does not prioritize communities of higher household income, higher age and empty nesters over other citizens as we have seen in this process.

Sincerely,



Julien Poirier  
President  
Tuxedo Park Community Association

CC: Troy Gonzalez, City of Calgary,  
Troy.Gonzalez@calgary.ca





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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) Wanda

Last name (required) Opheim

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)  
I appreciate the City's work on the Guidebook and that based upon feedback received throughout the past few months, changes and amendments have been made. However, I understand, the amended document was only released on Friday, I believe there needs to be more time given for Calgarians and their respective Community Associations to review the amended Guidebook and be able to provide additional feedback, if considered necessary. This document is important and should not be rushed. More time is respectful to those involved in the document preparation and to all Calgarians. In addition, this ensures that there is better understanding of the amended Guidebook and its implications. It remains important that community engagement and input is part of future development decisions and communities are well planned, especially as it relates to density. We all want Great Communities in Calgary. Thank you