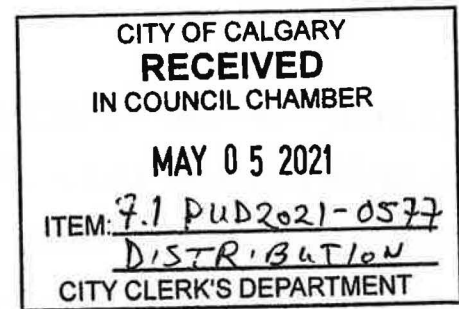


Planning and Urban Development Committee

May 5, 2021



Dear Committee members

My name is Brent Trenholm, as many of you may know I am running to be the new Ward 3 Councillor. I have been listening to the public outcry for a few months now, and have taken the time to physically talk to many, many people in Ward 3. The majority of which oppose the guidebook in its present form. I will say that a guidebook is always a good thing to have, however the present structure gives too much control to the planning department and their interpretation over households and neighborhoods. This is never a good idea and makes a person think that the guidebook came out of a textbook and not through consultation. 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. In a lot of ways this committee lacks the fortitude to take the time to listen to tax payers.

To the problem at hand. As a senior manager, planner and past City Councillor, the effects of the implementation of this guidebook, on top of only having four days to digest the changes is short sighted and once again shows the process is flawed. Especially when it takes 6 months or more for a development

permit to be rejected. This document needs to stay in administration until after the upcoming election. During this time tax payers, home owners can actually be consulted and digest the differences between the original and the new document and what the changes actually mean, 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.

This process 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 specifics to what avail. There was such an outrage during the first public hearing that the decision to approve the guidebook 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 hearings 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, green areas all around with 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 and 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.  
Is 6 months of consultation too much to ask for?

Thank you for the opportunity to speak.

Brent Trenholm

Ward 3 Candidate

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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.