

From: [Noble, Shauna](#) on behalf of [City Clerk](#)
To: [Public Submissions](#)
Subject: FW: Revisions to the Guidebook for Great Communities
Date: Tuesday, May 4, 2021 7:53:04 AM

From: Chris Nedelmann [mailto:cnedelmann@gmail.com]
Sent: Monday, May 3, 2021 4:39 PM
To: City Clerk <CityClerk@calgary.ca>; Office of the Mayor <TheMayor@calgary.ca>; Councillor Web <CouncillorWeb@calgary.ca>
Subject: [EXT] Revisions to the Guidebook for Great Communities
Dear Mayor Nenshi and Calgary City Councillors,

My name is Chris Nedelmann, and I am a resident of Elboya in southwest Calgary. I have previously written to express my concerns about the "Guidebook for Great Communities", and I was pleased to learn that the City had decided to make amendments to the Guidebook in its last meeting at the end of March.

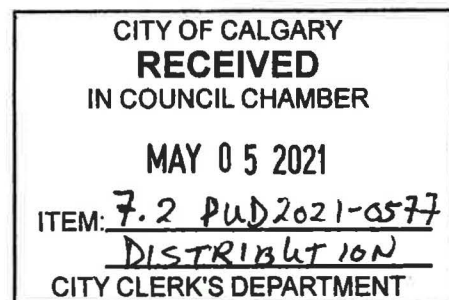
I understand the proposed amendments were released on April 30 and that Administration will report its recommendations to Planning & Urban Development on May 5. Four days is not enough time for my Community Association to review the proposed changes.

I am now writing to request more time for meaningful engagement with my Association and members of my community. This is a very important document that will impact development in my community for decades to come. The proposed changes must be thoroughly discussed before it's approved. Proceeding with the Guidebook without a formal process to gather and consider input from the community's residents would be both reckless and disrespectful.

Please vote to direct the Administration to revise the Guidebook to include revisions that should be made describing how to continue to preserve, respect and enhance the character, history and distinctiveness of our neighborhood.

Respectfully yours,

Chris Nedelmann



From: [Noble, Shauna](#) on behalf of [City Clerk](#)
To: [Public Submissions](#)
Subject: FW: [EXT] I support the Guidebook for Great Communities
Date: Monday, May 3, 2021 4:03:03 PM

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

From: Francina [<mailto:francinape@yahoo.ca>]
Sent: Monday, May 3, 2021 3:58 PM
To: Office of the Mayor <TheMayor@calgary.ca>; City Clerk <CityClerk@calgary.ca>; Councillor Web <CouncillorWeb@calgary.ca>
Subject: [EXT] I support the Guidebook for Great Communities

Hello Mr.Mayor and to Whomever it may concern, I am a resident of West Hillhurst and have lived in this community for over 10 years. I have lived in Calgary most of my life. I feel strongly that Calgary must control its massive sprawl.

I want more diversity in my neighbourhood. I want rentals, condos, duplex's and all sorts of different types of housing so that all types of people are my neighbours.

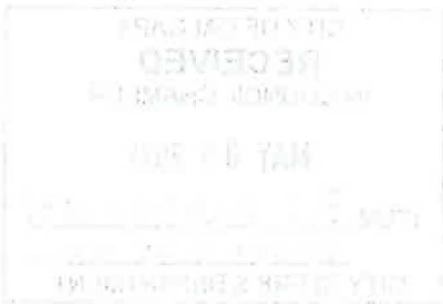
When developers tear down 1 house and put up 2 million dollar homes, no one complains about the loss of character homes, but but up a 4 plex or larger and now they are concerned.

I support this plan. I would like my voice counted.

Thank you for your time,

Francina Pellicer
1948 8 Ave NW
4032445757

Sent from my iPad





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) Gord

Last name (required) Olson

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)
The trees in Copperfield where I live are in terrible health, a lot of the them are stunted and half dead, and many have been cut down, leaving only a stub in the ground. Please replace them, but take care of them this time, it looks awful! Here are some pictures from Copperpond Square SE.









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) Hugh

Last name (required) Stewart

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

Public hearing item (required - max 75 characters) SPC on Planning and Urban Development's (PUD) - Guidebook & related topics

Date of meeting May 5, 2021

Comments on the 'Guidebook for Local Area Plans' to be discussed at the 5th May PUD Meeting

Some of us spoke to you 2 years ago at your PUD meeting & encouraged some upgrades to the Guidebook. Since then, many changes have been made. Some of the key ones are included in the recent 62 amendments, shared with us just last Friday, on 30 April. It is disappointing that these changes have been made so late in the process. We are in support of a clear, future focused, planning document that allow adequate time for public, commercial and community active involvement.

We want to share a few relevant development experiences. For instance, recent upgrades to Oak Bay Plaza and the Coop Southland Crossing Phase 1 construction have/ are progressing with consultation with local residents and the Community Associations. Although during construction some temporary inconveniences always emerge, we are supportive of these developments when the designers / promoters listen to local input. However, we are not supportive of developments such as; the 'Modernising of the Joint Use Sites' with limited review time – until we fully understand the implications. Similarly, historically, we were not supportive of the BRT especially the intersection of 90th Ave and 14 St where much more intelligent and cheaper solutions could have been implemented with less impact on local residents.

It is for these reasons, that we want more active communications prior to developments that can impact our neighborhoods. We therefore want the Guidebook with its

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



amendments, now called the 'Guide for Local Area Plans' to be used by the City while ensuring local residents are heard and their concerns adequately addressed. Inclusion of the 'Single-Detached Special Policy Area' is particularly important to our Oakridge/ District 32 neighborhood.

So, despite several remaining reservations, we support PUD/ Council moving ahead with this upgraded document, with the understanding that implementation requires improvements and transparency in the 'Engagement and Consultation' process.

Also attached as a document

Oakridge Community Association

Comments on the 'Guidebook for Local Area Plans' to be discussed at the 5th May PUD Meeting

Some of us spoke to you 2 years ago at your PUD meeting & encouraged some upgrades to the Guidebook. Since then, many changes have been made. Some of the key ones are included in the recent 62 amendments, shared with us just last Friday, on 30 April. It is disappointing that these changes have been made so late in the process. We are in support of a clear, future focused, planning document that allow adequate time for public, commercial and community active involvement.

We want to share a few relevant development experiences. For instance, recent upgrades to Oak Bay Plaza and the Coop Southland Crossing Phase 1 construction have/ are progressing with consultation with local residents and the Community Associations. Although during construction some temporary inconveniences always emerge, we are supportive of these developments when the designers / promoters listen to local input. However, we are not supportive of developments such as; the 'Modernising of the Joint Use Sites' with limited review time – until we fully understand the implications. Similarly, historically, we were not supportive of the BRT especially the intersection of 90th Ave and 14 St where much more intelligent and cheaper solutions could have been implemented with less impact on local residents.

It is for these reasons, that we want more active communications prior to developments that can impact our neighborhoods. We therefore want the Guidebook with its amendments, now called the 'Guide for Local Area Plans' to be used by the City while ensuring local residents are heard and their concerns adequately addressed. Inclusion of the 'Single-Detached Special Policy Area' is particularly important to our Oakridge/ District 32 neighborhood.

So, despite several remaining reservations, we support PUD/ Council moving ahead with this upgraded document, with the understanding that implementation requires improvements and transparency in the 'Engagement and Consultation' process.



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) Jeanie

Last name (required) Keebler

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

Public hearing item (required -
max 75 characters) Better Neighborhoods

Date of meeting May 5, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters) All I want are the trees back; planted and cared for. They should have been quite large by now, but a majority of them are gone, dead, or just suffering twigs. Something other than weeds would sure be nice too, where sod was once thrown down and left to dry.

From: [Noble, Shauna](#) on behalf of [City Clerk](#)
To: [Public Submissions](#)
Subject: FW: Crescent Heights development
Date: Tuesday, May 4, 2021 7:54:47 AM

From: msjeweld@gmail.com [mailto:msjeweld@gmail.com]

Sent: Monday, May 3, 2021 7:29 PM

To: Office of the Mayor <TheMayor@calgary.ca>; City Clerk <CityClerk@calgary.ca>; Councillor Web <CouncillorWeb@calgary.ca>

Subject: [EXT] Crescent Heights development

May I kindly remind you: we do not live in a communistic country or city. Whenever dialogue is shut down with the people in favour of "The Party", you are doing evil not good. It really is true. Power corrupts and the love of money is the root of all evil. I thought Calgary councilors and mayors were better than that. Calgary used to be a free and fair place to live.

The people of Crescent Heights, the middle class, the one's who are the heartbeat of this city and who pay the most taxes with the least services, are asking for MORE TIME to DIALOGUE with you over the development plans. We need to feel heard. We want to work with you. Please do not shut us out. Three requests:

1. More time to dialogue with the people of the community of Crescent Heights. They want to work with you, but you are moving too fast and furiously. Please give the community the respect they deserve and simply work and listen to them.
2. They ask that you wait until post-election. It is much better to have happy, heard people in a community instead of going rogue, doing what "The Party" wants and shoving things down our throats. If we are not free people, then at least give us the illusion we are free and wait until after the election. Please work with us a little longer. This is unfair and wrong.
3. While you're at it, let the owners of the Dairy Queen which burnt down on Centre Street rebuild their Dairy Queen. It's what they know, it's what they do best and that Dairy Queen was there for over 30 years bringing much joy to generations of families. It's a no-brainer: if you lose a Dairy Queen, you rebuild a Dairy Queen. The City of Calgary has no right to be capitalizing on someone else's misfortune.
4. Do not make us pay to park outside of our own homes!! You are destroying the middle class on every side.
5. The City of Calgary has gone rogue the last couple of years and it is uncanny how Orwellian you have become.

Come on: Let's make Orwell's "1984" fiction again. Let's work together, be kind, play fair and be respectful to those who entrust you with their lives. Don't hurt our trust.

Thank you,

Jewel Dobrzanska

Sent from [Mail](#) for Windows 10

From: [Noble, Shauna](#) on behalf of [City Clerk](#)
To: [Public Submissions](#)
Subject: FW: [EXT] The guidebook for great communities
Date: Tuesday, May 4, 2021 10:25:19 AM

From: Katy McDermid [mailto:katy.mcdermid@gmail.com]
Sent: Tuesday, May 4, 2021 9:26 AM
To: City Clerk <CityClerk@calgary.ca>; Councillor Web <CouncillorWeb@calgary.ca>; Office of the Mayor <TheMayor@calgary.ca>
Subject: [EXT] The guidebook for great communities

Hello, I am a stay at home mom of three kids. I am concerned with the proposed guidebook for great communities. This is not the legacy to leave for future generations.

Community associations need a voice in the future development of our neighbourhoods. The fabric of our strong communities is made through low density family homes, abundant green space for family enrichment and community engagement and input in decisions around development.

Please do not approve the guidebook as is, as you will be abandoning your constituents for an agenda that is not theirs. You are putting profit before the people.

Best regards,
Katy McDermid



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) Kristine
Last name (required) Vasquez
What do you want to do? (required) Submit a comment
Public hearing item (required - max 75 characters) Guide for Local Area Planning
Date of meeting May 5, 2021

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

I support the approval of the Guidebook provided that the City commits to ongoing review and scrutiny. Delaying the approval of the Guidebook holds Calgary back from becoming the inclusive, sustainable, and vibrant city that it could be. Furthermore, the way that many of the city's communities are operating currently is unsustainable, both in the financial and environmental sense; delaying further means more City resources lost in the long run.

Approval of the Guidebook should not and does not mean the end of public engagement on the matter. The Guidebook is exactly what its name suggests: a guide. Residents will be able to provide input through Local Area Plans and any comments ignoring this fact should be taken with a grain of salt. I also urge the committee to be cautious of any comments bemoaning the changes being "forced" onto their communities. These comments are usually misinformed and oftentimes seek to preserve a way of life that is exclusive of racial/ethnic minorities and financially disadvantaged families.

I urge the committee to look at what the Guide has to offer, not just for a small subset of Calgarians, but for all and future Calgarians. In doing so, I believe the committee will see that the Guidebook will be a great tool for communities that are underserved, incomplete, and/or declining in population. I also believe that it will give more Calgarians more options and flexibility, distribute tax burdens more equitably across the city, and curb the effects of climate change brought about by urban sprawl and limited tran-



sit services in the outskirts of the city.



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) Michael

Last name (required) Read

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

Public hearing item (required - max 75 characters) Standing Policy Committee on Planning and Urban Design (PUD)

Date of meeting May 5, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters) The attached is a letter regarding Item 7.1. Guide for Local Area Planning – Attachment 3. Proposed Text Amendments

May 5, 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

Councillor Gondek:

RE: SPC on Planning and Urban Development, May 5, 2021 Meeting

Item 7.1. Guide for Local Area Planning – Attachment 3. Proposed Text Amendments

The Administration's report on their recommended amendments to *The Guidebook for Great Communities* was made public on April 30, 2021. In the three days since then, a group of volunteers attempted to understand these amendments. While there are several recommended amendments we agree with, we still have some significant concerns with a few. We offer the following critique and comments on the remaining concerns.

Amendments D. Neighbourhood Stability and Character

D2. A Complete re-write of Guidebook Section 2.8 Neighbourhood Local

The complete revision of Section 2.8 is a significant improvement. The following outlines some remaining concerns that should be addressed.

1. Limited Scale Policies

e. **Building forms that contain three or more residential units** should be supported in the following areas:

i. within transit station areas;

ii. near or adjacent to an identified Main Street or Activity Centre;

iii. on higher activity streets, such as where there are adjacent regional pathways or higher volumes of private vehicle or pedestrian activity in a community; and,

iv. where the parcel has a lane and parking can be accommodated on site.

Interpretation

Our interpretation of this clause is that "Building forms that contain three or more residential units" means rowhouses and other multi-unit buildings; "should be supported" means "will be

allowed once the Land Use Bylaw is revised”, “where the parcel has a lane” means any house or duplex with back alley”.

Since most houses and duplexes in Developed Calgary have back alleys, this clause means that “most houses and duplexes will be allowed to be torn down and replaced with rowhouses or even higher density buildings”

This clause, in effect, is blanket up zoning of R-1 and R-2 neighbourhoods.

Concerns

Not all these parcels are appropriate for building forms with three or more residential units. There are hundreds of thousands of parcels zoned R-1 and R-2 which should be able to maintain their current built form.

These policies should be revised to ensure the appropriate conservation of existing low density housing forms.

2. Single-Detached Special Policy Area

The Single-Detached Special Policy Area is a new tool that addresses some major concern raised in the Citizen Recommended Amendments:

- It focuses re-development in specific areas rather than blanket, random re-development across whole communities.
- It supports contextually sensitive redevelopment consistent with existing low density residential forms in mature areas.

However, there are a few concerns that remain as discussed below.

Policy

- g. A **local area plan** should not identify a Single-Detached Special Policy Area:
- i. within **transit station areas**;
 - ii. near or adjacent to an identified **Main Street** or **Activity Centre**; or,
 - iii. on higher activity streets, such as where there are adjacent regional pathways or higher volumes of private vehicle or pedestrian activity in a community.

Interpretation

This amendment set out where the special policy will not be allowed.

Concern: Lack of Clarity & Certainty

However, many of the terms are ambiguous:

“near or adjacent”, “higher activity streets”, “higher volumes of private vehicle or pedestrian activity”. What do these terms mean relative to Special policy areas?

Transit Station Areas should be specifically defined as LRT and BRT stations.

These terms should be more clearly explained as currently written they could cover an entire community

This lack of clarity raises concerns that this policy could be used to block the appropriate use of the special policy area, especially in small neighbourhoods

Definition of Single-Detached form

Interpretation

Our interpretation is that Administration means that "Single Detached form will include the three forms in the current Land Use Bylaw: R-C1, R-C1L, R-C1N

Concern

R-C1N is for Infill housing forms on 7.5m wide parcels.

These are out of context and character in neighbourhoods of "normal" houses on parcels greater than 12m wide (LUB R-C1)

The Single-Detached Special Policy Area policies should be revised to address this issue.

The R-2 Question

The City planners have recommended the creation of Special Single-detached Policy Areas in R-1 communities. This meets the concerns of many R-1 communities HOWEVER it does not allow R-2 communities to remain as they currently are if so, decided by a Local Area Plan.

There are many communities with large R-2 areas. The Guidebook as presently written would allow basically all lots within R-2 communities to be redeveloped 'with 3 or more units.'

All R-2 communities we have consulted fully agree that density increases are an important component of future community planning. They believe however that since the guidebook and the MDP call for density increases near LRT and BRT stations, activity areas, commercial nodes and along major corridors adding automatic density increases everywhere else in a community is extreme over-kill.

We have suggestions for ways to address this issue (if the city wishes):

1. Re-name Special Single-Detached Policy areas to Special Low-Density Policy Areas and allow them to be used in R-2 Areas.
2. Create a new Urban Form Category that would allow conservation/infill development based on the predominate land use designation (zoning).
3. Clarify specifically that a Local Area Plan can identify areas for retention under their existing land use designation (zoning).
4. In 2019 Council approved a Farrell/Carra Motion (report CPC2019-0759):

Moved by Councillor Farrell, Seconded by Councillor Carra

That with respect to Report CPC2019-0759, The following Motion Arising be adopted:

That Council direct Administration, as part of ongoing review of the low-density land use districts and existing work on the Developed Areas Guidebook, to bring forward land use amendment that better facilitate mid-block rowhouse implementation, with particular consideration to:

1. Allowing courtyard -style development with rules that require building separation distances that allow for reasonable sunlight penetration, sufficient private amenity/gathering space, and that minimize sideyard massing challenges.
2. Any additional rules required to enable successful internal private amenity/gathering space, including minimum dimensions and green landscaping requirements
3. Height limits, chamfers, setbacks, and/or stepbacks that reduce side/rear massing impacts and support appropriate transitions to adjacent parcels of varying intensities or scales of development, returning to Council through the Standing Policy Committee on planning and Urban Development no later than Q4 2020.

This work has not been completed and is currently being delayed for at least another 2 years. This was an excellent motion that responded to community concerns that mid-block R-CG rowhousing (which is as far from neighbour friendly as you can get) would take over their communities.

These are all possible responses the R-2 Question and we would like more time to work with the city on this matter.

Amendment B3 Engagement

The proposed revision B3 is an improvement since there was nothing there previously that spoke to the engagement process. Our concerns are:

- Terminology: “efforts will be made”, “seek to”, “offer opportunities”, “provide opportunities” These are not terms that ensure involvement and we do not believe they will provide the robust engagement we believe is necessary for the development of plans that will influence communities for decades to come.
- A structured engagement process as suggested in the community amendments has not been included. This would have gone a long way to make sure that there was true and meaningful involvement universally and equally across communities.
- We remain concerned that these policies will not ensure adequate engagement and community support
- There has been no consideration for our suggestion that there be support in training working group participants
- The engagement policies as written are once again geared to “educating and informing”. We have consistently asked that engagement **inform** the plan.

- We specifically asked for administration to circulate plan drafts for comment and additional input before being finalized. This could be achieved through community/city partnered events. There remains no such commitment.

There were a number of other small amendments that appear to meet some of our requests, but again, there simply has not been enough time to do a proper review.

We have raised a number of important issues that we still see no response to. These are:

- There is still no commitment for individual communities to have a unique individual vision for their area that can fit within the vision for the entire LAP
- More importantly, there is no commitment to identify **population targets** for communities. We fail to understand how population projections are included under chapter one of a LAP, but then this information is not used to inform the plan. A projection and a target are two different things, and it has huge influence on community evolution. All communities are not the same --there is no consideration for communities in a LAP that already have significant density. This needs to inform LAPs. We have seen how this was not considered in the NHCLAP, and we consider that to be hugely problematic. Communities that are currently significantly denser than others should have different targets than those that want/need density. Potential larger scale redevelopment sites should also be part of the targets.
- In addition, we specifically asked for policies that would ensure APPROPRIATE TRANSITIONS between scales, and this has again not been addressed
- Lastly, we requested the addition of a policy that stated: “ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern.” This is a policy straight from the MDP. Since the Guidebook is intended to bring the policies of the MDP forward, why would such an important policy for largely residential communities not be included?

Urban Forests and Parks: Greening the City - New Section

The MDP recognizes that “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)

Further into the MDP, Section 2.6.4 Ecological Networks, it 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)

We strongly urge a new section be added to the Guidebook:

Urban Forests and Parks: Greening the City Policies

We made multiple recommendations when we presented our proposed draft amendment and are pleased to see that Administration has added:

- “significant healthy tree canopies” as a characteristic that should inform LAP’s (pg 25 2.2)

But we need time for discussion and guidance from the City staff on the best policies to pursue.

- In addition Administration has added: incorporate a policy to support the protection and enhancement of tree canopies to achieve and implement the Urban Tree Canopy policy of the MDP (pg 26 2.2)

This enforces what the MDP already states, and we applaud its incorporation, but there is no further information. How will this be achieved? In what time frame? There is nothing included that specifically addresses this policy creation.

- In the limited scale policies the City has proposed: the protection of existing, healthy trees or landscaping on the parcel should be considered when designing building forms that contain 3 or more residential units, where appropriate.

We believe this should be a consideration in designing any built form. How will this be achieved?

While we appreciate some additional tree policies, this does not go far enough. The Urban Tree Canopy and Greening the City play such an important role not only in regard to Climate Resilience and CO2 reduction but also to the physical and mental health of our citizens and we strongly believe it should have its own policy.

Under Climate adaptation and Mitigation, the Guidebook mentions that "*aggressive climate adaptation and mitigation targets are required in the Guidebook*", but we don't see that, nor do we see any written commitment to achieve this. There is mention of a Private Tree Retention motion for the North Hill LAP: *That Council directs Administration to review policy options, legal considerations, engagement considerations, and resource requirements to support the retention/replacement of trees on private lands in order to maintain/enhance tree canopy growth.* This only provides direction to review and report on such a policy. There is no commitment to provide a policy.

To achieve and maintain a healthy, sustainable urban forest our proposed amendments include:

- All Local Area Plans should be responsible for meeting City tree canopy targets. Targets and responsibilities shall be established for the local area plans.
- Provide strict mature tree retention bylaws with incentives and/or penalties.
- Our proposed amendments provided a list of policies to consider that ranged from requiring diversity of species, minimum guidelines, better enforcement and oversight of landscaping requirements. These are achievable goals for the City.

Parks and open spaces are an integral part of climate resilience and citizen satisfaction. Primarily we proposed the following policy:

- 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.
- Secondary suites should be included in density calculations.

You cannot increase density without having an open/green space standard per 1,000 residents as regulated in the MDP (section 2.3.4 pg 45). There is no commitment that we can see in the

Guidebook that ensures this very important policy is included or considered. For our parks to continue to be one of the best aspects of life in Calgary, this must be addressed.

We would like to close with an urgent request to Council to take more time to work with us towards a better Guidebook that can meet these important goals of the MDP.

Conclusion

We request that the SPC on Planning and Urban Design not approve the Administration's recommended amendments and direct the Administration to conduct a meaningful citizen consultation process to resolve remaining concerns.

Respectfully:

Michael Read,

VP Development, Elboya Heights Britannia Community Association



4th May 2021

Cllr. Davison. Ward 6

City of Calgary

Good afternoon

RE: Guide Book for Great Communities

Further to previous comments from Westgate Community Association, original concerns with the Guide Book remain.

Westgate is a hidden gem bordered on three sides by major roads, with the main access 45 Street SW, we are not a cut through community. Our community has a mix of housing, single family with many new 2 story builds, renovated and remodeled homes, secondary suites, duplexes, 120 Unit Co-Op Housing complex, two condominium developments, small apartment building and a secure facility for women and children feeling domestic violence.

The benefits of established neighbourhoods are places where kids can and still do play street hockey, learn to ride bikes in their own community, families go for evening walks, chat to their neighbours, young and old intermingle for the benefit of all. Families purchase their home to be able to age in place, bungalows allow this. Why does the community need to change when we age? Our community is a mixture of Senior's with young families and kids next door, all live-in close proximity with no concerns.

Page 21: "We need to ensure a variety of housing options are available for people of all ages, incomes and lifestyles throughout our communities" The examples proposed are not affordable to everyone, Calgary has a variety of communities, people make choices as to the location of a home purchase, many reasons are considered: work, school, transportation, amenities, etc.

Page 27: Urban Form categories and scale modifiers, in anticipation we have catalogued all new 2 story builds within our community. We are concerned about what could be developed with implementation of the Guide Book. Construction of 4-6 story buildings backing onto single-family homes has a negative impact and affects the quality of lifestyle for the adjoining residents. Families prefer to live in RC-1 established communities, speak to Realtors they will confirm that families want established neighbourhoods with single-family homes. The assumption that front driveways lead to pedestrian accidents is again misleading. Westgate has front driveways, cannot recall any negative interaction with pedestrians.

The Guide Book refers to low density residential forms of housing, that include different intensities from lowest to moderate to higher density. With the lowest density being R-C1L, R-C1, R-C1N these allow for single-family homes and secondary/backyard/garden suites. Moderate density refers to R-C1L, R-C1, R-C1N and R-C2, they should all be considered in the lowest density. Higher density refers to R-C1L, R-C1, R-C1N, R-C2 and RCG that includes row housing and cottage housing cluster. The latter RCG to include row housing and cottage housing cluster must be a separate classification

Streets: "what is a low activity street"? we understand this a residential street therefore no density would occur? High activity street plan for density? Who decides which street is what? Despite



PUD2021-0577
4943 8th Ave SW
Calgary AB
T3C 3V4

participating in on-line sessions with City staff we have been unable to ascertain how Neighbourhood Connector streets, "low activity and high activity streets" will be designated or the criteria being used.

Referring to the document as "Guide Book for Great Communities" is really leading to the destruction of established communities. To consider older established communities as "ripe for redevelopment" is so wrong, our communities are not decaying and rotting away. They are vibrant active places with mature vegetation, new homes, renovated and upgraded homes, active community associations.

Sustainable, development within a community, where each development is reviewed and based on the merits of the proposal, by the community rather than blanketing entire communities for the benefit of developers to increase density. With, density in the appropriate locations and not Ad Hoc anywhere a developer can amass property.

Established communities are rich in character, identity, housing choices, mature vegetation, quiet streets that families desire. Unfortunately, the Guide Book for Great Communities will destroy the character and charm of not only Westgate but many established communities.

Still so many questions and maybes, without wide community and citizen consultation the guidebook must be put on hold until a new City Council can work through the necessary amendments that are required.

For and on behalf of Westgate Community Association

Pat Guillemaud

Chair, Civic Affairs Committee

Westgate Community Association,

From: [Noble, Shauna](#) on behalf of [City Clerk](#)
To: [Public Submissions](#)
Subject: FW: [EXT] Feedback on the Guidebook For Great Communities
Date: Monday, May 3, 2021 8:06:21 AM

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

From: pat harris [<mailto:patharris62@gmail.com>]
Sent: Sunday, May 2, 2021 9:09 AM
To: Office of the Mayor <TheMayor@calgary.ca>; City Clerk <CityClerk@calgary.ca>; Councillor Web <CouncillorWeb@calgary.ca>
Cc: Dawn Harris <ldawnharris@gmail.com>
Subject: [EXT] Feedback on the Guidebook For Great Communities

All,

I am sending this email to voice my concern regarding the process related to the approval of the City of Calgary Guidebook For Great Communities.

In my opinion, this whole exercise has been way too rushed and I absolutely do not support the implementation of this document at this time.

I recently retired and my wife and I have already decided this if this guidebook document is approved at this stage, this will be the official trigger for us to leave Calgary and move to a different city.

Pat Harris
Mount Pleasant Community
Calgary Alberta
T2M1X5

Sent from my iPhone



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) Paul
Last name (required) Stephenson
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 City has not adequately reviewed the Guidebook proposal for changing the nature of North Hill neighbourhoods. The dramatic re-zoning that is proposed is a very big change. The lack of publicizing gives the impression that the interests of the communities are not important to The City. If the matter is not discussed adequately the results will not be accepted by residents. For something of this importance the lack of consultation gives the impression that councillors are not representing the interests of their communities.

This unfortunate approach could easily be corrected by more time and more direct presentation of the proposal and the request for and adaptation of community input. The City has not adequately reviewed the Guidebook proposal for changing the nature of North Hill neighbourhoods. The dramatic re-zoning that is proposed is a very big change. The lack of publicizing gives an unfortunate impression that the interests of the communities are not important to The City. If the matter is not discussed adequately the results will not be accepted by stakeholders. For something of this importance the lack of consultation gives the impression that councillors are not representing the interests of their communities.

This unfortunate approach could easily be corrected by more time, such as 1 year, to allow more direct presentation of the proposal and the request for and adaptation of



community input. The stakeholders request more time and more discussion prior to proceeding.



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) **Scott**

Last name (required) **Lang**

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

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

Date of meeting

Scott Dear Mayor Nenshi:
I am a retired physician. I live in University Heights. Until recently, I have been so busy elsewhere that I have, honestly and shamefully, not spent time meaningfully investigating, or even wondering, what the big picture was regarding development in Calgary - particularly around University Heights.

We just received a message in the mail that indicated a need for interested people to 'register' and send their thoughts via email. I have not been able to register with the information provided - hence this email.

I am not very familiar with the Calgary Guide Book. However, I can imagine what its goals might be:
- The citizens of Calgary are diverse. They have diverse ideas about how their city should evolve. They live in communities that look different but which, I assume, have common goals. It is a big city with many competing interests.
- The citizens of Calgary understand there are competing interests when it comes to development. They understand that infrastructure and maintenance require resources and money as well as time. They understand that nobody is omniscient and, therefore, that decisions must be made in that context - that there is never enough data or proof.
- They are willing to forgive decisions and actions that are made in good faith as long as they feel heard and understood and there is a will by people with power to be

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

informed and to align themselves with the truth - to be honest and insightful at all times and to demonstrate empathy.

So, I am thinking:

- I have been repeatedly frustrated with the City of Calgary. I find it difficult to keep abreast of things. I find it frustrating to find someone who has the knowledge, the responsibility, and the authority to address any concerns I have. The bureaucracy seems byzantine to me. How will this be improved with the Calgary Guide Book?

- I don't believe citizens believe the City of Calgary and its executive are incompetent or exercise malice or unmitigated self-interest. Complex decisions require a means to manage uncertainty as well as complexity. The average citizen does not have the expertise or the time to dive deep into things. We depend on others. There, therefore, must be trust.

- As far as the development around University Heights is concerned I assume it will, eventually, enhance the community. However, I do have concerns and I have expressed them. I, however, have seen little evidence any concerns I have raised over the years have been understood

From: 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](#)

Public hearing item: Stuart Craig
Name: Stuart Craig
Email: sscraig@gmail.com
Date: 2021-05-05

From: [Noble, Shauna](#) on behalf of [City Clerk](#)
To: [Public Submissions](#)
Subject: FW: Guidebook for Greater Communities: Let Communities Digest the Proposed Amendments
Date: Tuesday, May 4, 2021 7:55:23 AM

From: WAYNE WEGNER [mailto:thewildlifewizard@shaw.ca]
Sent: Monday, May 3, 2021 10:01 PM
To: Office of the Mayor <TheMayor@calgary.ca>; Councillor Web <CouncillorWeb@calgary.ca>; City Clerk <CityClerk@calgary.ca>
Cc: president <president@myrosedale.info>; president <president@elbowpark.com>; info <info@crescentheightsyyc.ca>
Subject: [EXT] Guidebook for Greater Communities: Let Communities Digest the Proposed Amendments
Dear all:

What's the rush with forcing proposed amendments onto communities that have not have enough time to digest the material?

Did anyone notice that we're in the midst of a pandemic that is growing worse by the day? I'd consider that a slight distraction if not a show stopper, especially if the folks in said communities have kids to take care of at home or loved ones who are fighting off COVID.

Does NO ONE at City Hall have an ounce of common sense, empathy or compassion?

Please gather up what little common sense you can find within the hallowed confines of City Hall and give communities more time to look the amendments over.

Quietly yours,

Wayne Wegner