

GUIDEBOOK FOR GREAT COMMUNITIES

or

A RECIPE FOR DISASTER?

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

MAY 05 2021

ITEM: 7.1 PUD 2021-0577
DISTRIBUTION
CITY CLERK'S DEPARTMENT

GUIDEBOOK → LAP → DEVELOPMENT

The guidebook is *supposed* to be the 'key tool' utilized to develop the community LAPs

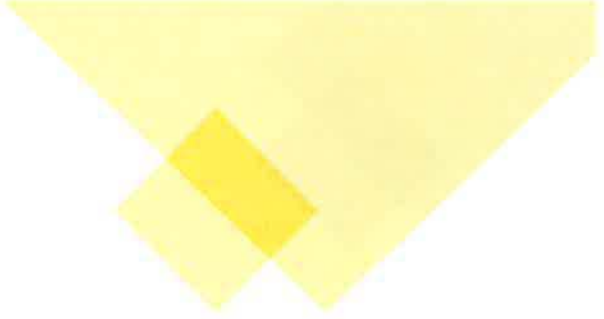
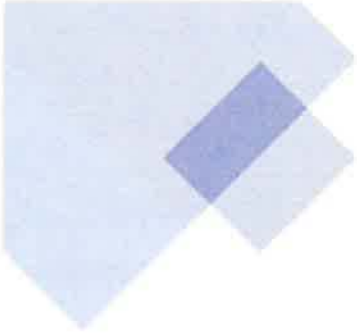


Photo: Dreamstime.com



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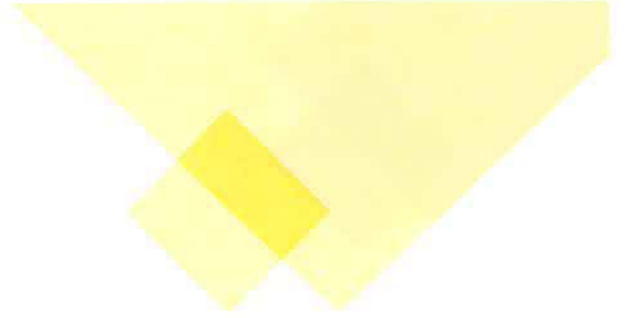
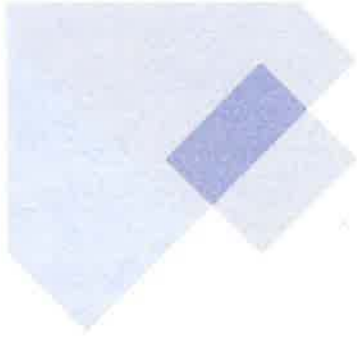
The Reality of the pilot Local Area Plan (North Hill Communities) is that the LAP is non-compliant with a number of policies and principles set out in the Guidebook



“The Guidebook brings into one place best practices for neighbourhoods ...and provides a reference when your neighbourhood is ready to co-create a plan for growth together.”

www.calgary.ca

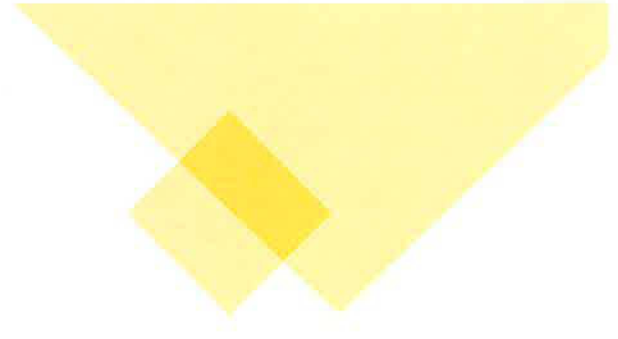




“The Guidebook for Great Communities gives citizens a stronger voice to the kinds of growth and where growth goes in their communities”

www.calgary.ca





***Are the noble goals of the
Guidebook being achieved at
the local area plan level?***





**LET'S LOOK AT HOW THE
GUIDEBOOK & THE LAP
(BEFORE COUNCIL APPROVAL)
IS ACTUALLY BEING APPLIED
TO OUR RESIDENTIAL STREETS
IN RENFREW**

CART BEFORE THE HORSE?



Photo: MATHSOLUTIONS.COM

EMAIL FROM URBAN PLANNER justifying a land use redesignation for a new development at 801 – 8th Ave NE:

QUOTE from December 2020:

“The site is located along the 8 AV NE corridor, slated for future development of multi-residential forms of up to 6 storeys per the proposed North Hill Communities Local Area Plan.”

TO BE CLEAR THIS WAS 5 MONTHS BEFORE THE GUIDEBOOK IS BEING BROUGHT TO COUNCIL FOR APPROVAL. THE NHCLAP WHICH IS BEING REFERENCED AND USED AS JUSTIFICATION CAN SUBSEQUENTLY ONLY BE APPROVED AFTER THE GUIDEBOOK.

CURRENT BUILT FORMS



803 – 8 Ave NE



801 – 8 Ave NE

Property has for years been an affordable rental option for those of who value inner city living, including a private, sunny, green space at an accessible price



How is this 'sensitive' or contextual development?



Picture sourced from Eagle Crest Developer Slide Pack

Single 50' Corner Lot on a street comprised of entirely residential homes [more than 80% bungalows]

Approved development of [extreme densification-moving from an affordable rental bungalow to]

- **11** units,
- **23** bedrooms,
- **Only 6** off street parking stalls
- Rooftop viewing deck
- **33** waste bins



A 6-car garage is planned for the entire south end of the property [exactly where the bins will have to be placed for collection]

Where shall all the garbage bins go???

A Picture is Worth a Thousand Words

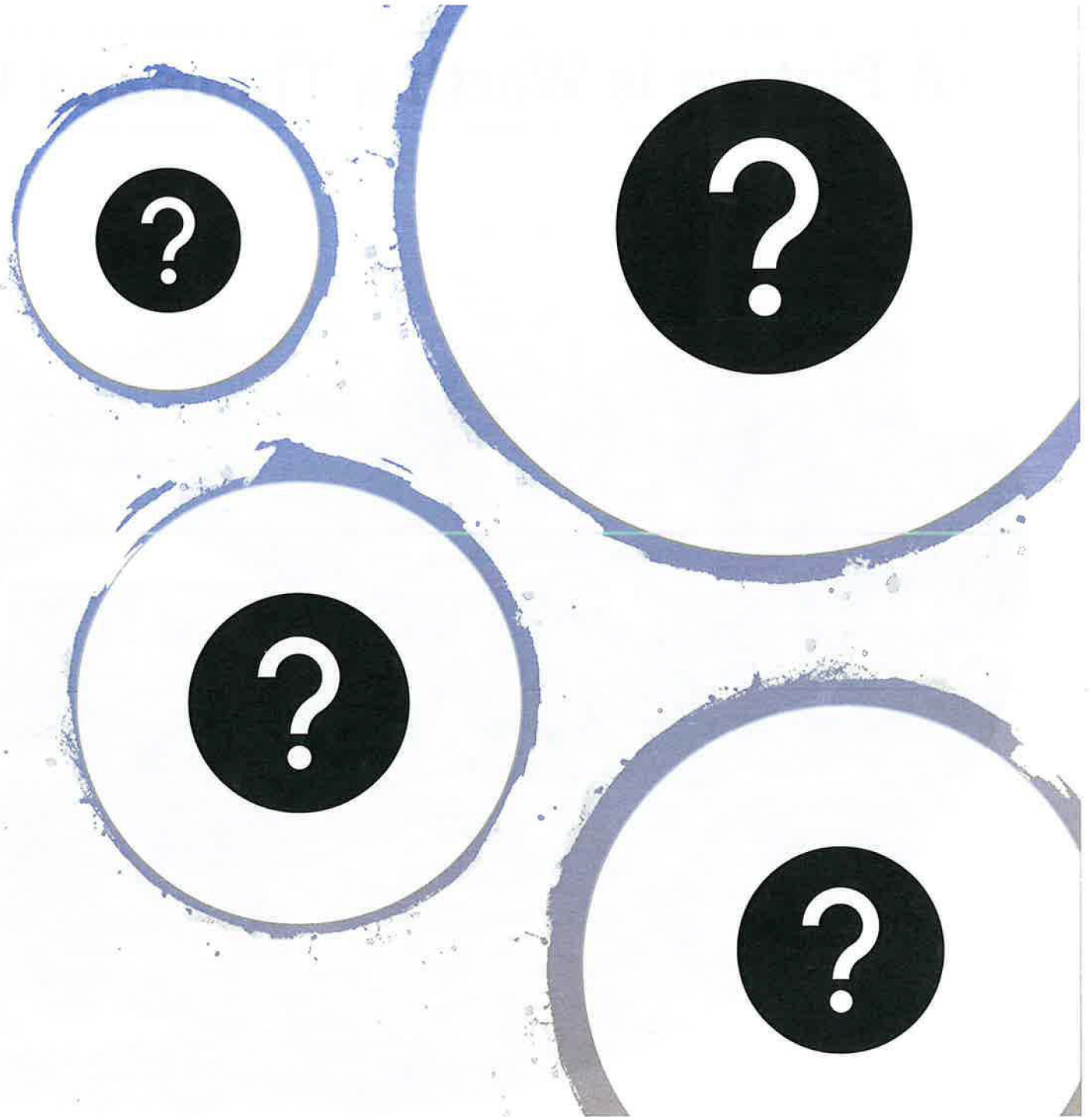


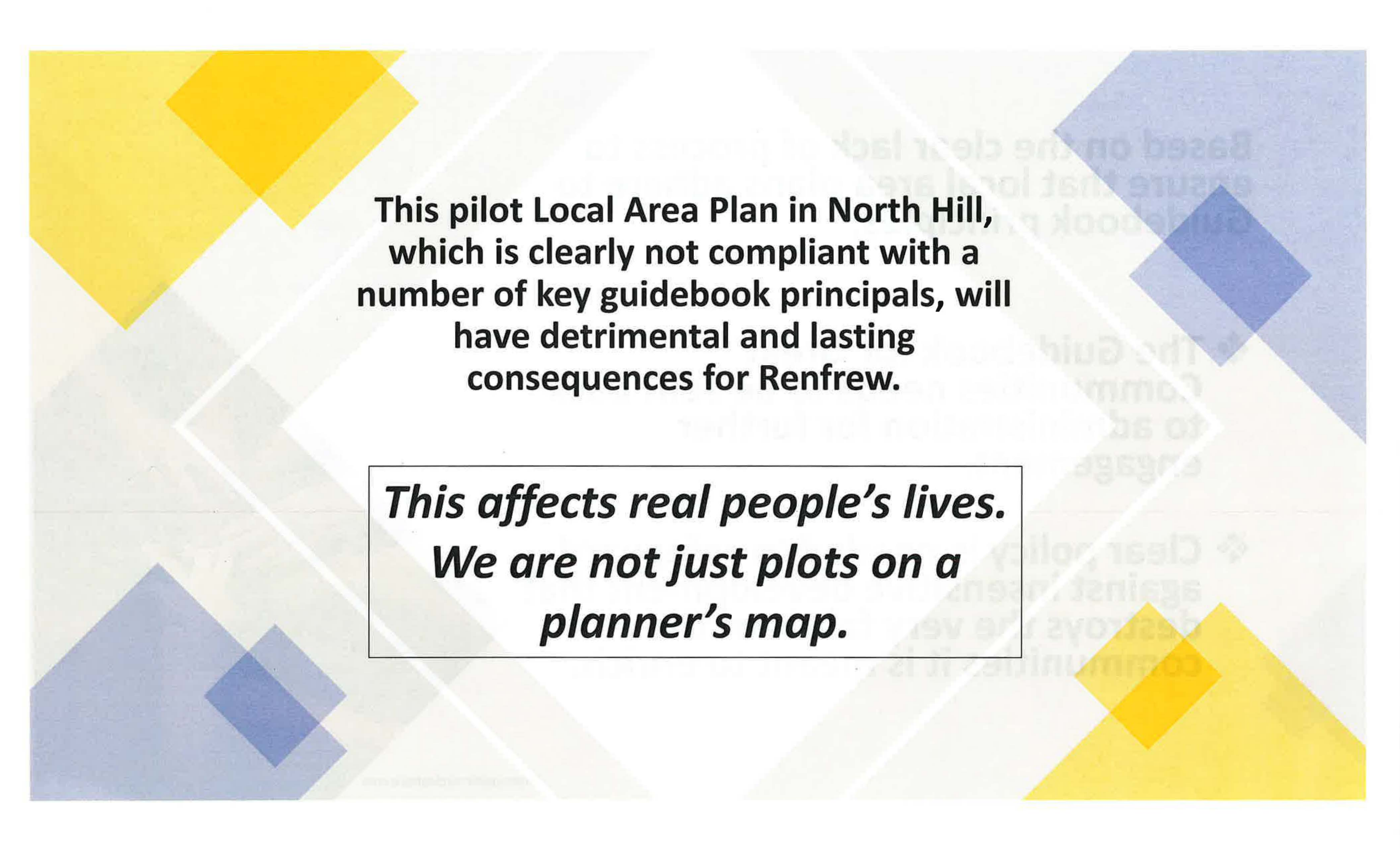
This is a visual of the 33 waste bins approved by city planners and council for this new development

This begs the question;

Is this sound and appropriate scaling for redevelopment on this street in our community?

And did the community have a stronger voice in the process?



The background features a light gray grid with large, overlapping geometric shapes in yellow and blue. Faint, mirrored text from another document is visible in the background, including phrases like "Based on the clear lack of evidence that local area...", "The Guide...", "Comm...", "to ad...", "engage...", "Clear policy...", "against...", "the ver...", "communit...".

This pilot Local Area Plan in North Hill, which is clearly not compliant with a number of key guidebook principals, will have detrimental and lasting consequences for Renfrew.

***This affects real people's lives.
We are not just plots on a
planner's map.***

Based on the clear lack of process to ensure that local area plans adhere to Guidebook principles;

- ❖ **The Guidebook for Great Communities needs to be sent back to administration for further engagement.**
- ❖ **Clear policy is needed to safeguard against insensitive development that destroys the very fabric of the communities it is meant to enrich.**



Photo credit: circleofcare.com