

Guide for Local Area Planning – What We Heard (PUD2021-0577)

Standing Policy Committee on Planning and Urban Development

May 5, 2021

ISC *Unrestricted*

Summary of Recommendations

1. Change the name to “*Guide for Local Area Planning*”
2. Amend the *Guide for Local Area Planning* to add the option for communities to identify and preserve single-detached residential areas
3. Amend the *Guide for Local Area Planning* to address drive-throughs on Main Streets, trees, heritage, plain language and user-friendliness
4. Amend the *Guide for Local Area Planning* to include a land acknowledgement and purpose explanation
5. Adopt the *Guide for Local Area Planning* as a non-statutory policy by resolution of Council
6. Monitor the implementation of the policies through the upcoming local area plans and continue engaging communities, including those without currently active plans

What are we trying to solve?

Our Planning system isn't sufficiently:

- Simple, understandable or easy to work with
- Enabling citizen and business outcomes
- Helping us advance towards Calgary's vision

Council's direction from the public hearing

Council directed Administration to:

1. Deliver a What We Heard Report and engage as needed
2. Consider the statutory or non-statutory nature of the Guidebook
3. Propose amendments to the Guidebook for Great Communities
4. Report back to 2021 May 05 SPC on Planning and Urban Development



What We Heard

- Various concerns, suggestions and improvements
- Broad support for the principles and objectives
- **Specific concerns:**
 - Impact to communities
 - Involvement of communities in planning decisions
 - Certainty regarding single-detached homes
- 3rd party consultant engaged to write the What We Heard Report

What We Heard – Main Themes

What We Heard Report

(ISL Consulting review of public hearing)

1. Densification
2. Land Use and Zoning
3. Community Engagement and Communication
4. Quality of Life
5. Cost of Living

Workshop Engagement

1. Clarity, Predictability and Certainty
2. Complete Communities
3. Heritage
4. Engagement
5. Neighbourhood Stability and Character



Between public hearing and today

- 7 workshops
 1. Wednesday, April 14: citizens, community associations representatives
 2. Thursday, April 15: development industry
 3. Thursday, April 15: citizens, community associations representatives
 4. Friday, April 16: citizens, community associations representatives
 5. Monday, April 19: Multi-stakeholder group
 6. Tuesday, April 20: citizens, community association representatives
 7. Tuesday, April 20: citizens, community association representatives

- Report back to the public, Thursday, April 29



Amendments based on what we heard

- Name change: *Guide for Local Area Planning*
- Revise low density residential policy
- Clarity to policies regarding drive-through uses
- A land acknowledgement
- An introduction to explain purpose and use of the Guide
- Plain language improvements
- Local Area Plan program sequencing and engagement



Why these changes work

- Responds directly to concerns heard
- Aligns with the Council approved Municipal Development Plan
- Allows stakeholders to plan for growth and change
- Forward thinking – Heritage & Climate
- Customization in Local Area Plan



Ongoing concerns

- No new policy direction
- No changes to existing density, height, setbacks, lot sizes or coverage
- No loss of green space or removal of mature trees
- Continued community engagement



Approval as a non-statutory policy

- Adopt by Resolution of Council, not as a statutory policy
- Add relevant policies to the Local Area Plans
- Use the non-statutory Guide to inform new Local Area Plans
- Monitor the implementation of policies
- Allow for ongoing refinement of policies
- Review and approval of future revisions through SPC on Planning and Urban Development and Council

Recommendation for Council Approval

That the SPC on Planning and Urban Development recommend that Council:

1. Abandon Proposed Bylaw 17P2020, originally proposed at the 2021 March 22 meeting of Council;
2. Amend the Guidebook for Great Communities (Attachment 2), with amendments contained in Attachment 3, including changing the name of the document to Guide for Local Area Planning;
3. Adopt by Resolution, the Guide for Local Area Planning (Attachment 2, as amended); and,
4. Direct Administration to return to the Standing Policy Committee on Planning and Urban Development with an update on the implementation of the Guide for Local Area Planning and any necessary amendments, with each multi-community Local Area Plan

Support for Heritage Amendments to the Guide to Local Area Planning

Standing Policy Committee on Planning and Urban Development, May 5, 2021



CHI advocates to preserve and promote the productive use of buildings and areas of historic significance. Established in 2006.



CFHD focuses on educating government and the public about Calgary's potential Heritage Districts. Established in 2014.

Why We Are Here (again)

“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 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 & Development Report PUD2020-0259 2020 April 01

Supported Heritage Amendments: Guide to Local Area Planning

- Goal to create and **enhance** a sense of place
- A local area plan will include **community-specific policies**
- LAP content policies include:
 - Neighbourhood structure, **streetscapes and historic block patterns**
 - **significant tree canopies**
- New development **should** be compatible with the context of abutting sites on the Inventory
- **Special Policy Area for single-detached** and acknowledgement of **RCs**

Policies for Community and Street Context = Certainty = Encourages Designation
Non-statutory = flexibility & application of Heritage Tools and Incentives to NHCLAP

Heritage-related “Asks” identified as “Not Being Considered” in Attachment 9 to the “What We Heard” report

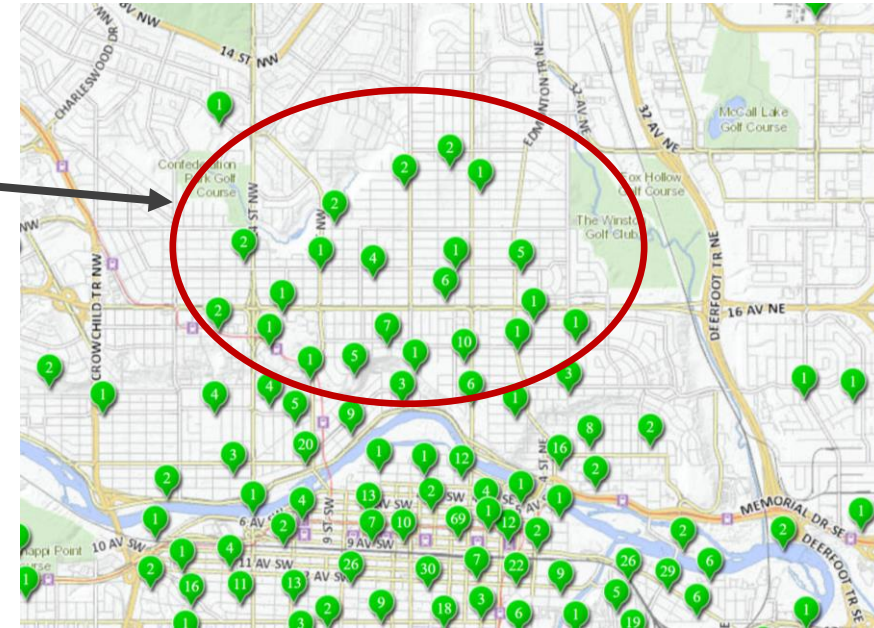
- Making development permit applications for all identified heritage assets **discretionary**
- **A risk assessment** for heritage loss (and mitigations) while Heritage Tools and Incentives are being developed and implemented
- Identification and mapping of **buildings suitable for repurposing**
- Policies 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 and repurposing of heritage properties

Assistance WE can provide:



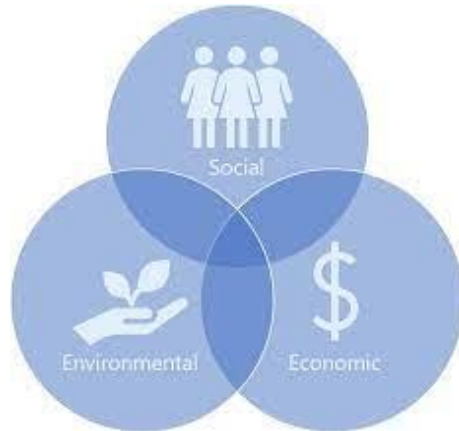
- presentations on local heritage to community's participating in LAPs

- Information on the City's Heritage Inventory
60+ Inventoried Heritage Sites in North Hill



- Information on designation

- Benefits



Building Community support...

Education on Heritage Retention and Repurposing:

Property owners are encouraged to retain and conserve Heritage Resources through adaptive reuse.

- ASK:
 - Include Chris Edwards, President of the Calgary Heritage Initiative on the future North Hill Local Area ✓
 - Ongoing dialogue and continuous improvement



Good morning Your Worship, Madam Chair and Members of Council, thank you for the opportunity to speak today.

My name is Verna Leask and I am a Community Association President who has participated in the Guidebook PUD and Council meetings over the past year.

This experience has been disheartening. Hours of preparation, by many volunteers have gone into getting ready for a public meeting only to discover that Council and Administration seemed to listen but did not hear.

My message has been clear and simple. Individuals and Community Associations want the right to participate, review, collaborate, discuss, debate and have some influence on how our neighbourhoods change over time. We want broad-based consultation that allows for the appropriate amount of time to be taken to make the best decisions for our neighbourhoods and the City. And we want to have this conversation NOW, and not after a flawed Guidebook is approved and a faulty Local Area Plan process is imposed upon us.

Community Associations are made up of volunteers and led by people with jobs and families.

We feel undercut by a process that

- denies us timely access to information,
- makes it difficult to identify changes made to the guidebook and
- sets unrealistic timelines for the necessary understanding and engagement.

We are frustrated and unable to effectively engage and educate our communities because of the pandemic.

We are faced with a process that seems to be setting up barriers to engagement rather than encouraging our input.

Over the past year you heard hundreds of Calgarians say that they have not had meaningful engagement on the Guidebook.

On March 24th Council instructed Administration to gather more information on 'What we Heard'. The only people invited to participate in the sessions were a limited number from the presenters at the March 22-24 Council Meeting.

Administration was polite and respectful, they took notes, but there was no opportunity to discuss this critical document before it was made public.

We were told at the sessions held mid-April that due to the compressed time frame there would be NO opportunity to review the findings or recommendations prior to the April 28th Public Submission date for today's meeting.

This is not meaningful engagement.

I listened to the 'What we Heard' report on April 29th and was surprised when the presentation ended abruptly after 30 minutes with NO opportunity to ask questions, have a discussion or speak to anyone.

This was not meaningful engagement.

The public document was only made available on April 30th. It's kind of like writing a term paper that is due on April 28th but all the reference material is in the restricted section and you don't have access until April 30th.

The process is broken when you don't have access to the information until after you need it.

From April 30th until today there has been insufficient time to fully understand all the recommendations and the implications they will have on our communities. There has been little to no opportunity to discuss, collaborate or debate the information with anyone.

You heard from more than 100 passionate Calgarians on March 22-24 that meaningful engagement on the Guidebook had not happened and that the Guidebook was not ready for City approval. In the past 44 days little has changed with your process of engagement. You have not meaningfully engaged, you have not allowed us to fulfill our role as ambassadors and representatives of our community, and you have not leveraged our knowledge and expertise. The citizens here today are speaking and their presentations are being recorded. Are you listening?

How and where this City grows is very important. We need the proper time to have meaningful interactive consultation so that we get the Guidebook RIGHT.

I respectfully request that the Guidebook be deferred until there is an opportunity for broad-based consultation, collaboration and debate with Calgarians post pandemic.

Thank you



GUIDEBOOK FOR GREAT COMMUNITIES amended to Guide for Local Area Planning

Presented by and on behalf of:

BILD Calgary Region Established Area Members - and -
Industry Members of the Established Area Growth & Change Strategy



Introduction of Presenters:

Bev Jarvis, BILD Calgary Region

James Robertson, In-coming Board Chair, BILD Calgary Region
and President CEO, UCPG

David White, Principal, CivicWorks

Panel:

Joel Tiedemann, Anthem Properties

Chris Ollenberger, QuantumPlace



James Robertson

BILD Calgary Region &
University of Calgary Properties Group

Support for the Guidebook



What problem are we solving for?

- 260+ outdated Community Plans
- Inconsistency on development approvals/refusals
- Challenging conversations between developers, community, City and Council
 - Time
 - Cost
 - Frustration
 - Fractured Relationships



How would it work?

Step 1 of 3: Guidebook provides a framework to discuss community form and potential changes

Step 2 of 3: Guidebook helps guide City lead/community driven Local Area Plans

Step 3 of 3: Updated Local Area Plans facilitate and guide effective conversations on potential land use amendments, heritage etc.



How will we know if it works?

- A common language for us to have effective conversations on future Local Area Plans
- Approval of Local Area Plans that have helped strengthen working relationships and reflected a responsible and transparent use of people's time and resources



What the Guidebook **IS**:

- Product of 5-Years of Engagement & Policy Making Process
- One step in a larger process
- Collection of planning principles and tools as foundation for overlay of community context through LAPs
- Facilitates and encourages heritage, climate, transit-oriented development, mobility and sustainability policies in community planning
- Provides for a choice in housing types and mixed-use development
- Supports complete, diverse, equitable & inclusive communities



What the Guidebook **IS NOT**?

- Policy does **NOT** apply **UNTIL** a multi-community Local Area Planning process is undertaken and Council **APPROVES** a plan through a Public Hearing
- Public Engagement on Local Area Planning is not limited in any way by Guidebook approval – the Guidebook common policy allows Communities to focus on their unique context and preferences in LAPs
- Guidebook does **NOT** change Zoning



David White

CivicWorks

Benefits, Risks, and Path Forward



Key benefits, if approved...

- Establishes an operating system to realize the MDP's goals
- Creates a shared understanding of the various options and tools available when making LAPs
- LAP-making will put citizens in the driver's seat
- Planning for a group of inter-connected communities
- Next generation of LAPs will creation more certainty and predictability
- Supporting more diverse housing supply and a greater mixing of uses



Key benefits, if approved...

- Next generation of LAPs will provide essential direction and more certainty for developers
- Private Investment supports economic recovery
- Market activity and interest is limited within the Established Area
- Return on private investment and growth (tax uplift)
- The Guide enables the Established Area Growth & Change Strategy -- delivering new investment in community amenities and public realm improvements



Risks, if it fails or is delayed...

- Calgary's Next Generation Planning System at risk or lost
- New Local Area Plans on hold or delayed
- 260+ outdated ARPs and ASPs
- Uncertainty for all stakeholders
- Growth pressure remains and applications will continue
- Frustration for all stakeholders



An even better Guide...

62 amendments, highlights include:

- A new name: Guide for Local Area Planning
- Non-Statutory
- Single-detached special policy area – another tool in the LAP-making process for community stakeholders
- Recognition of key priorities: heritage, climate change, and protecting the tree canopy



Path forward...

- Long-term thinking
- Leadership
- A starting point for our Next Generation Planning System
- Commitment to monitoring and sustainment



QUESTIONS ?

James Robertson, BILD & University of Calgary Properties Group

David White, CivicWorks

Joel Tiedemann, Anthem Properties

Chris Ollenberger, QuantumPlace

Bev Jarvis, BILD Calgary Region

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

www.bttward3yys.ca

Below is some additional information to consider.

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

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

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

(4) The Guidebook does not consider the new COVID reality - There has been significant relocation away from urban centres to rural and other locations. The need to be working downtown has most likely

changed and the fundamental goal in the Guidebook to increase densification close to downtown may be prove to be fundamentally flawed.

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

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

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

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

4 May 2021

Planning and Urban Development Committee

Re: The Guide for Local Area Planning, 5 May 2021

After writing letters to this Committee and Council for the last year and a half about the Guide, I feel like we have become pandemic pen pals. I intend to keep writing letters and speaking at public hearings as we work to improve our planning process.

Though I am not enthusiastic about most proposed revisions to the Guide, I think it should go back to Council for approval during this term. Removing the Zone A/Zone B approach is an improvement over the previous version. I'm less certain that the other additions will help Calgary become more productive (in terms of value/hectare) beyond the land use changes that may follow the creation of local area plans. However, the City's financial situation leads me to think that it is wiser to approve the Guide now and improve it over time than delay it in pursuit of perfection or stopping it.

Neighbourhood Stability: More math

There's been a fair amount of discussion about neighbourhood stability, often meant as not allowing duplexes and fourplexes. If we looked at our neighbourhoods' financial stability, our neighbourhoods might look different.

In the past, I've written about Calgary's finances and how our development pattern leaves us with lots of expensive infrastructure for us to maintain.¹ I've done similar estimations for my neighbourhood of Renfrew. In 2021, Renfrew's residential properties are assessed at \$1.4 billion; non-residential properties at \$242.7 million.² Multiplied by

¹ <https://www.strongtowns.org/journal/2021/2/20/how-to-do-themath-for-non-math-majors>

² <https://data.calgary.ca/dataset/2021-Assessed-Property-Values/ejve-em7f/data>

the 2021 tax rates (0.004825 and 0.016513, respectively), that should contribute \$10.7 million (\$6.7 million and \$4 million, respectively) to the City's budget.³

It appears that Renfrew has at least \$135.2 million in infrastructure. At 2021 tax levels, it would take Renfrew 12.6 years to save for one lifecycle of the replacement costs that I've been able to identify. Based on average asset lifespans, at least \$6.3 to \$6.4 million of Renfrew's \$10.7 million annual taxes should go to the neighbourhood's replacement costs (and half of the costs for adjacent parts of Edmonton Trail and 16th Av).

This is based on page 59 of the 2017 Infrastructure Status Report's table of the quantity and replacement costs of some of Roads assets, and my very rough estimating skills (map and ruler because that's faster than learning GIS). Simple division gives us the average replacement costs for curbs and gutters, lanes (alleys), engineered walkways (catwalks), pavement (streets), retaining structures taller than 1m (sound walls), sidewalks, streetlights, timber stairways, and traffic signals. A table is attached at the end of this letter to show the work. If someone wants to do more accurate math, I'd be grateful.

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

³ <https://www.calgary.ca/cfod/finance/property-tax/tax-bill-and-tax-rate-calculation/historical-tax-rates.html>

I'd be pleasantly surprised if Renfrew's remaining \$4.4 million in taxes were enough to cover Renfrew's other costs each year. In theory, our water user fees cover our underground utilities' replacement costs. To know whether Renfrew's taxes cover its other costs, we would need to know the replacement costs of Renfrew's pool, arenas, parks, or fields (which people from outside of Renfrew also use); the replacement costs for infrastructure that residents of Renfrew use in the rest of Calgary; the cost of any services; and contributing to the rest of the city. I've yet to find a way to do that math.

Places that cannot meet their costs and obligations are fragile and at risk to unexpected changes. For example, places that contribute more taxes than they consume would be able to help Renfrew with its costs and services. Historically, that would have been downtown, but that may not be true today. Our development pattern has left us with fragile municipal and neighbourhood finances, which do not produce stable neighbourhoods.

Engagement: Neighborhood Defenders and "Unwanted Housing"

In the last few weeks, I read Katherine Levine Einstein, David M. Glick, and Maxwell Palmer's *Neighborhood Defenders: Participatory Politics and America's Housing Crisis*. They studied how "motivated neighborhood defenders use participatory institutions and land use regulations to stop, stall, and shrink proposals for new housing."⁴ Tools that were created to keep developers and governments from running roughshod over neighbourhoods with large urban renewal and highway projects have been used to delay small projects and prevent housing supply from keeping up with demand.

⁴ Katherine Levine Einstein, David M. Glick, and Maxwell Palmer, *Neighborhood Defenders: Participatory Politics and America's Housing Crisis* (New York: Cambridge University Press, 2020), 25.

In Massachusetts, speakers at public hearings give their addresses. Einstein, Glick, and Palmer compared speakers with voters' lists. They found that speakers at public hearings were more likely to be white by 8 percentage points (86.7% for voters, 95% for speakers), more likely to be over 50 by 22 percentage points (52.6% for voters, 75% for speakers), and more likely to be homeowners by 27 percentage points (45.6% for voters, 73.4% for speakers).⁵ While speakers at public hearings oppose specific projects, most voters supported keeping a state law that promoted affordable housing by letting developers skip local zoning regulations in they meet affordability requirements.⁶ The researchers conclude that "a demographically unrepresentative (and privileged) group disproportionately participates in public meetings on housing development" and "the concentrated costs and diffuse benefits of housing development spur a group of highly affected individuals to both participate and oppose new housing."⁷ Calgary's public hearing in March may be an example of this broader trend.

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

A recent article by Michael Manville and Paavo Monkkonen agrees with these findings. They look at localism, "the belief that a special moral authority accrues to people already in a community (e.g., Dye, 1963), and that 'the needs and desires of established members of the local community should take priority over those of newcomers and

⁵ Ibid., 101.

⁶ Ibid., 106-109.

⁷ Ibid., 114.

outsiders' (Wong (2018,3)).⁸ For example, "the driving, parking, and resource use of existing residents is taken as a given, while the same behavior of future residents is measured, predicted, and counted against proposals to house them."⁹ While localism is common in planning, it appears to be less common in the broader population. Surveys show that most Californians support letting the state preempt local control to increase housing, but opposition tends to be highest among homeowners, higher income households, and white men.¹⁰

Delaying or stopping redevelopment and pushing redevelopment to other places contributes to perimeter growth, with higher infrastructure costs for everyone, and gentrification. As Manville and Monkkonen note, "when everyone fights a project, those with the least power usually lose."¹¹ Similarly, "blocking infill housing is one place does not make demand for housing in that place disappear. It merely reduces and disperses the supply of housing available. It thus not only reduces affordability but makes the marginal resident *more* likely to drive, and drive at levels that rival those of current residents."¹² They also highlight that "the fact that new development can in some cases make prices rise does not mean that blocking development will keep prices reliably low."¹³

Einstein, Glick, and Palmer observe, "in some communities, neighborhood defenders have stopped the conversation by preventing new housing, but in doing so they are pushing the costs of development to other communities. In other places,

⁸ Michael Manville and Paavo Monkkonen, "Unwanted Housing: Localism and Politics of Housing Development," *Journal of Planning Education and Research* (March 2021), 2.

⁹ *Ibid.*, 12.

¹⁰ *Ibid.*, 11.

¹¹ *Ibid.*, 3.

¹² *Ibid.*, 5.

¹³ *Ibid.*, 14.

underprivileged voices are not heard in these conversations. In these localities, new housing is being built, but it does not serve the needs of many in the community who need help.”¹⁴

The Guide for Local Area Planning, especially if it has a broad upzoning (or gentle deregulation) everywhere, can be a way to respond to this situation. Manville and Monkkonen propose that “places confronting gentrification need more than just development restrictions. Often they need affluent places to allow more development.”¹⁵ Einstein, Glick, and Palmer’s analysis suggests that “the balance of power is tilted in favor of entrenched, advantaged interests. It may therefore make sense to at least consider city-level political processes as potentially more representative of broader community interests” like Minneapolis’ broad upzoning that allows up to triplexes everywhere.¹⁶

The Guide for Local Area Planning and a new Land Use Bylaw are a chance to revise our city-wide planning processes to benefit many current and future Calgarians. We can begin to correct our structural financial problems that we have built for decades into our development pattern, which force us to choose between raising taxes and letting infrastructure decay. We can use these tools to have more stable finances at city-wide and neighbourhood-levels.

Thank you,

Nathan Hawryluk

¹⁴ Einstein, Glick, and Palmer, 171-172.

¹⁵ Manville and Paavo Monkkonen, 12.

¹⁶ Einstein, Glick, and Palmer, 167.

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

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

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



April 26, 2021

Mayor Naheed Nenshi and Members of Council
Stuart Dalgleish, General Manager of Planning & Development
David Duckworth, City Manager
City Clerk

Re: Guidebook for Great Communities – What We Heard Report Timelines

The Guidebook for Great Communities was presented at the Combined Meeting of Council on Monday, March 22nd, 2021. The public hearing part of the meeting took place over three days and as part of the motions passed by Council on March 24th, 2021, the following was adopted (as amended):

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.**

Since the Combined Meeting of Council, City Administration has led five Guidebook What We Heard Report Sessions for the public. We have heard from our member community associations that these sessions were positive: members felt that key themes from the public hearing were presented respectfully, that city staff showed openness and answered questions, and that the small group format allowed for thoughtful conversations between participants. Overall, community associations have valued this time and felt that Administration genuinely listened.

However, during the week of April 19, Administration informed a working group of communities it met with that it would not be able to share its recommended changes with the group or communities until after the deadline submission (April 28) for resident letters, did not indicate the nature of changes it was contemplating and did not react to the proposed changes this group presented to them. This unfortunately leaves communities “blind” to the nature of possible changes and seriously erodes the notion of collaboratively working together.

We fully appreciate and understand that Administration was given a very tight timeline to produce the What We Heard Report. However, community members need time to review the proposed amendments and either support the proposed changes or highlight areas of ongoing concern. Presenting the report and amendments after the public letter submission deadline is problematic. First, community associations want their letters to be part of the agenda package so their residents can see their comments ahead of the PUD meeting and to give Council opportunity to digest their feedback. While they understand they can submit letters after the deadline, the letters will not be included in the



agenda package. Second, they want their comments to add value to the proposed changes and outstanding issues. Third, they want their letters to reflect any guidebook amendments proposed by Administration, and therefore they first need to see the amendments.

Given that the Guidebook for Great Communities is critically important to the evolution of our planning system in Calgary, and residents and communities are equally passionate about their neighbourhoods, we would respectfully request that citizens are given time to digest the possible amendments before proceeding to PUD and City Council. As such, we would ask that the Guidebook presentation to PUD be delayed to the June 2nd meeting, to allow for thoughtful consideration and ensure public submissions are relevant to the discussion.

Thank you for your consideration.

Sincerely,

Valerie Mushinski

Valerie Mushinski
President

Roy Wright

Roy Wright (Apr 27, 2021 08:18 MDT)

Roy Wright
Director
Chair Urban Planning Committee

Leslie Evans

Leslie Evans
Executive Director









GuidebookExtension

Final Audit Report

2021-04-27

Created:	2021-04-27
By:	Leslie E (friends@calgarycommunities.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAoA-Ig09m0X5rgJpc_Ku0y-8yPXhptDPM

"GuidebookExtension" History

-  Document created by Leslie E (friends@calgarycommunities.com)
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-  Document emailed to Valerie Mushinski (vlmushinski@gmail.com) for signature
2021-04-27 - 2:38:20 AM GMT
-  Email viewed by Valerie Mushinski (vlmushinski@gmail.com)
2021-04-27 - 3:02:12 AM GMT- IP address: 66.249.84.65
-  Document e-signed by Valerie Mushinski (vlmushinski@gmail.com)
Signature Date: 2021-04-27 - 3:03:30 AM GMT - Time Source: server- IP address: 206.75.51.117
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Signature Date: 2021-04-27 - 2:18:47 PM GMT - Time Source: server- IP address: 174.0.4.146
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Submission for PUD Meeting May 5, 2021: Guidebook

Estelle Ducatel, Mount Pleasant resident

I request that council not approve the Guidebook today based on the following:

1. Submissions for this meeting were due before the “Guidebook Report Back Presentation” was made on April 29, 2021 to concerned residents; and
2. The Guidebook fails to:
 - a. Provide sufficient residential forms and scales (a broader menu is required, with option for lower density);
 - b. Incorporate requirements that will protect the character of existing neighbourhoods, while phasing in the drastic densification it proposes; and
 - c. Incorporate more infrastructure improvements that will be required to support the proposed densification (improved roads and amenities such as sports facilities)

As a concerned resident located in the pilot North Hill Local Area Plan, I request that:

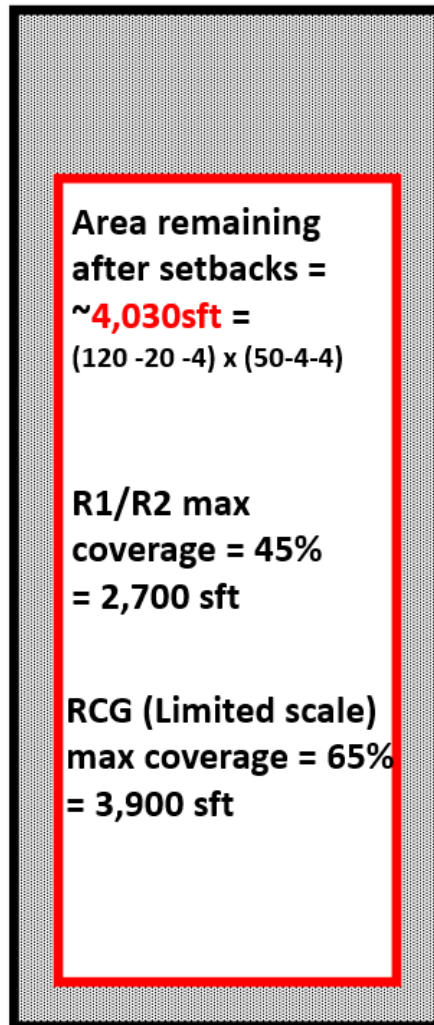
1. Progress on the North Hill LAP is halted until if / when an amended Guidebook is approved;
2. North Hill communities have the opportunity to integrate any amendments made to the Guidebook (new / revised residential forms) into their LAP before it is presented to Council for approval
3. The North Hill LAP effective date be later than that of the Guidebook

If we hope to achieve a win-win negotiation, City Council and Planning must demonstrate a willingness to negotiate

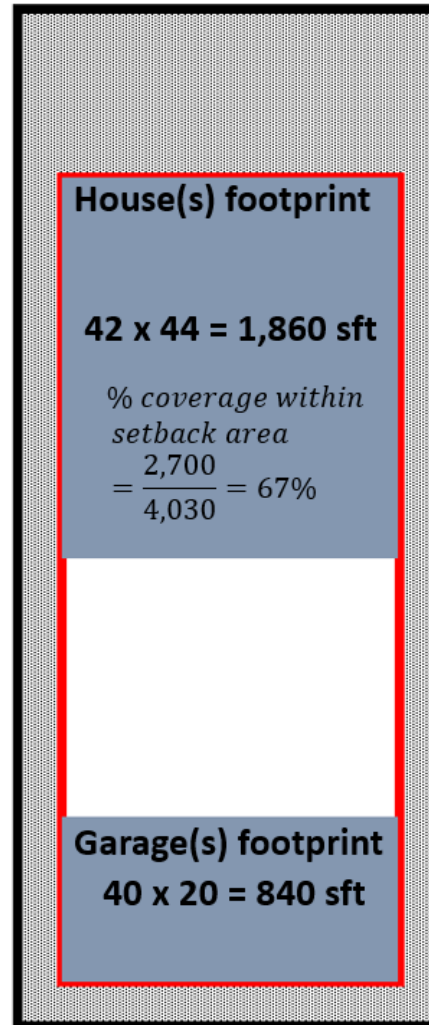
Limited Scale: a significant departure from R1 and R2 development

- Drastic change in residential area character
- Most contentious proposal in Guidebook – let's review why

50 x 120 = 6,000 sft

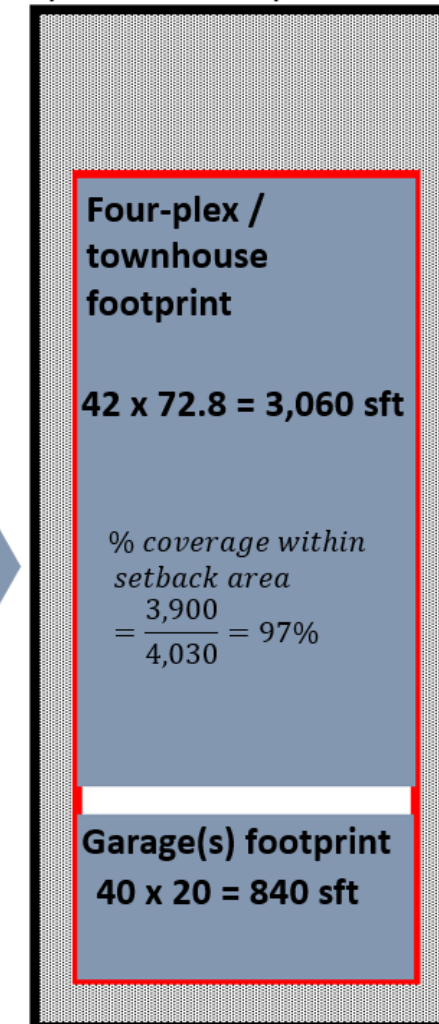


R1/R2 with 45% coverage
1,860 + 840 = 2,700 sft



45% to 65% is
44%
Increase in coverage

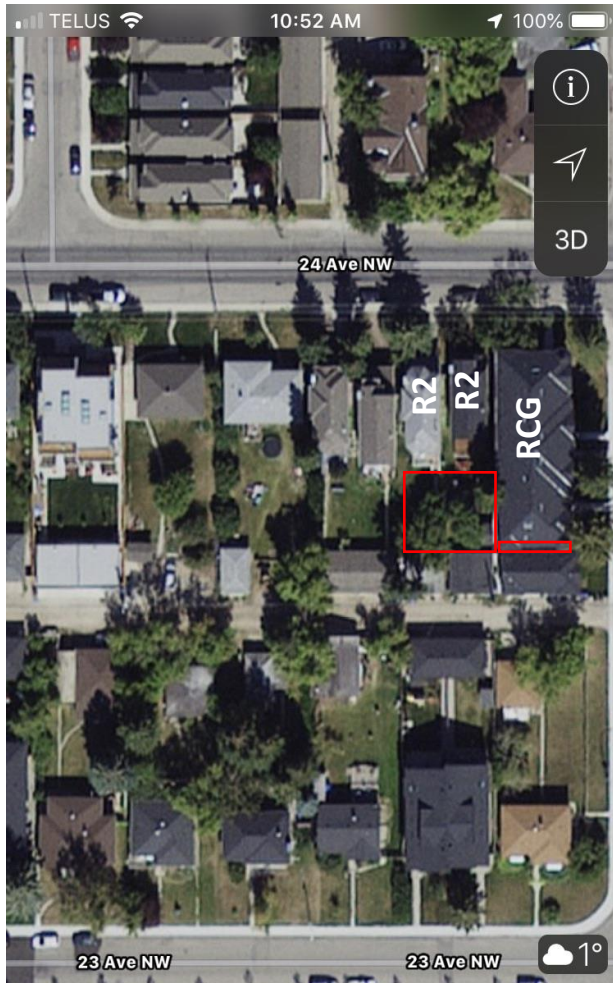
RCG* with 65% coverage
3,060 + 840 = 3,900 sft



*Guidebook lowest density form is **Limited Scale** which **allows same structure type as RCG**

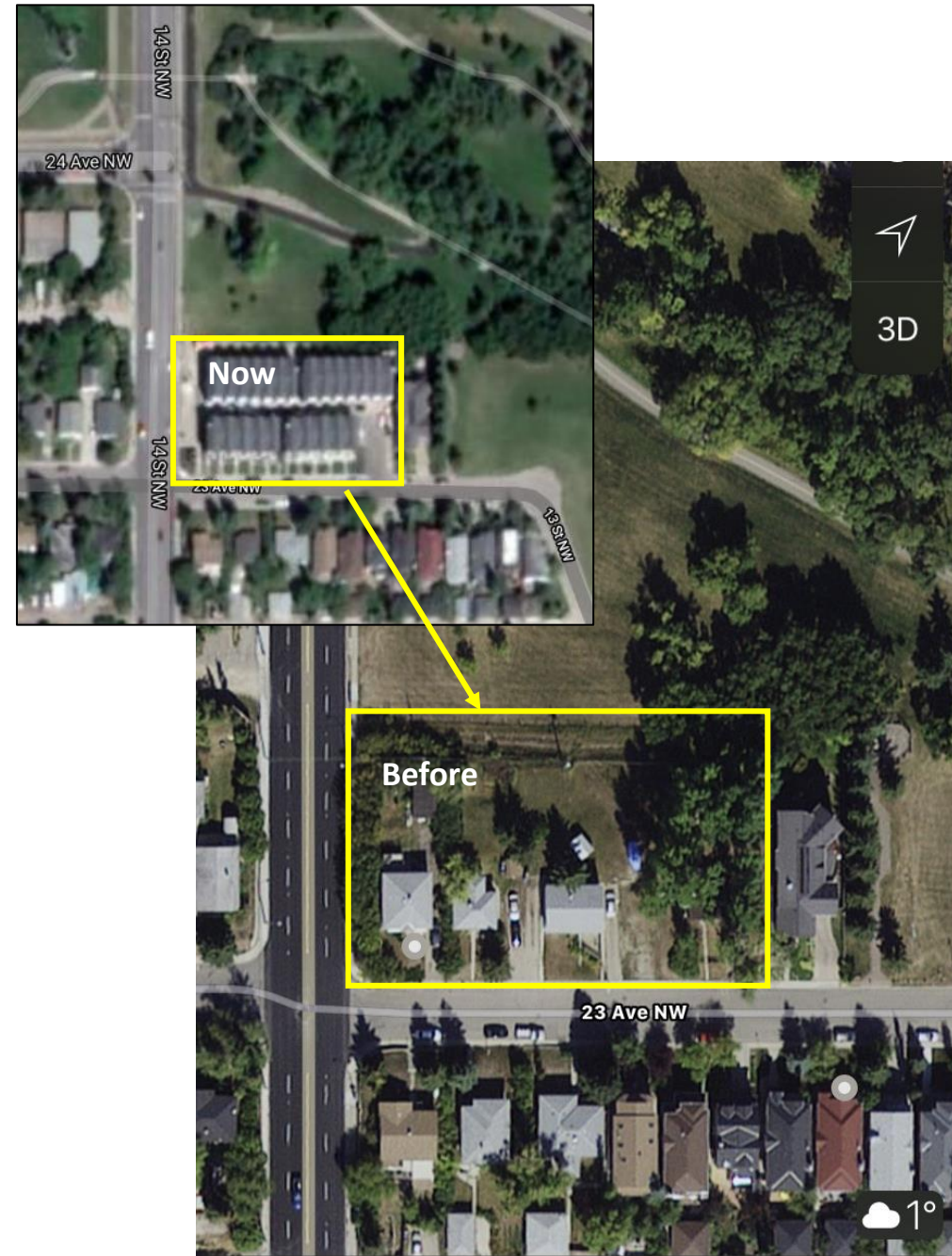
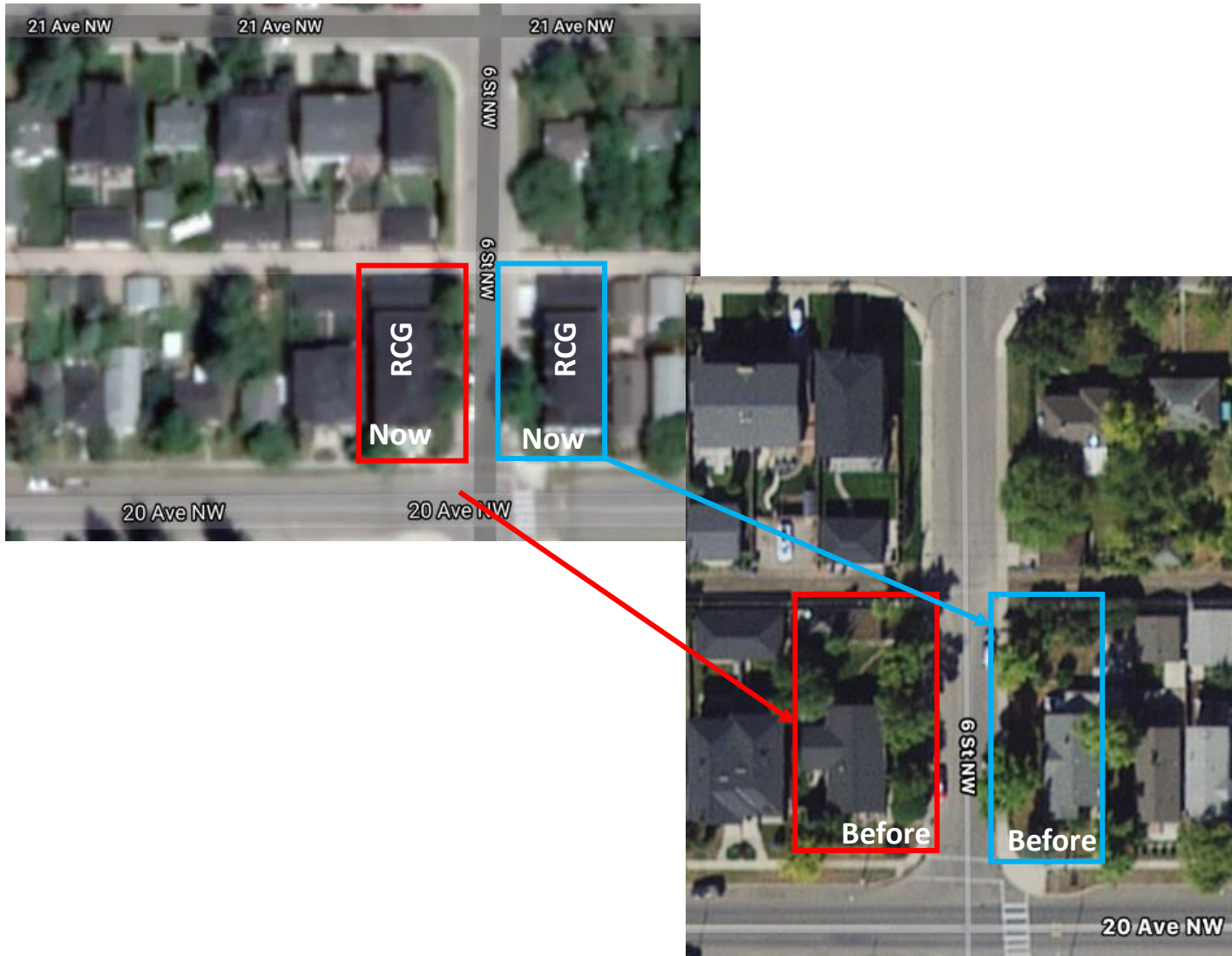
Examples of Limited Scale (RCG) offsetting R1/R2 development

- No backyard: ~100% coverage of area within setbacks
- Shading and privacy impact to neighbours
- Significant loss of canopy to neighborhood
- Increased flood risk: rely on water runoff vs. absorption into the ground



Limited Scale (RCG) Development and Green Space

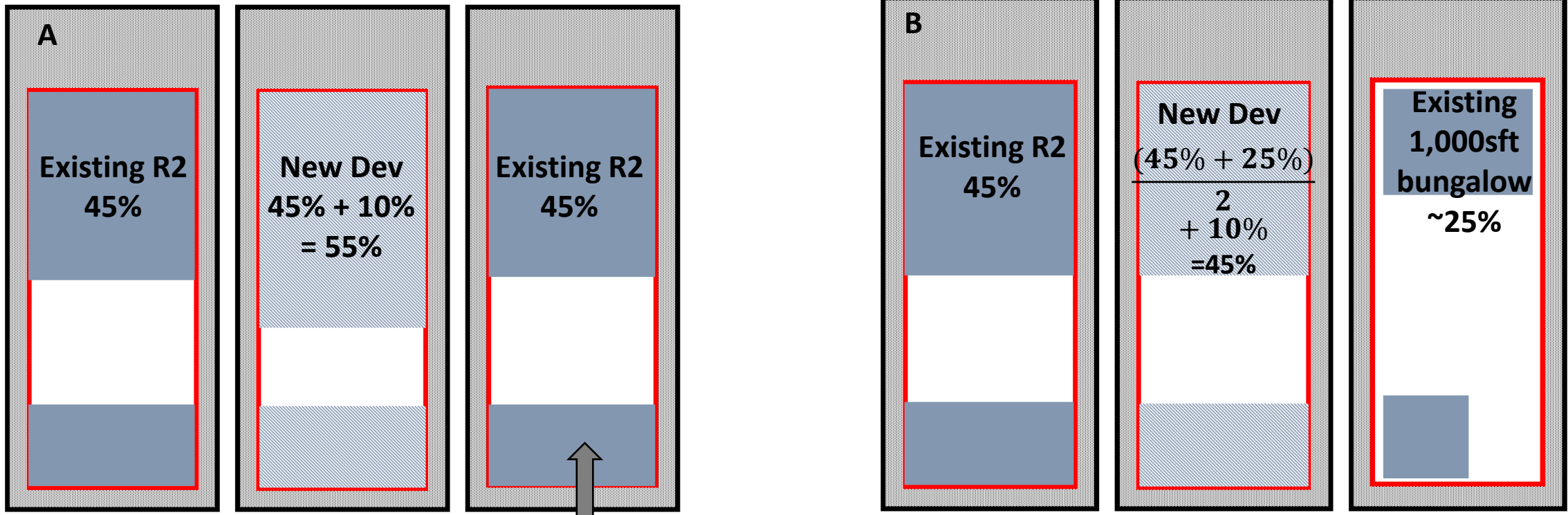
- Loss of greenspace on private property
- Loss of canopy



Limited Scale: Proposal

The Guidebook must protect the character of the communities in which residents have invested and remove the uncertainty associated with future offsetting redevelopment. This could be achieved with one or both of the following:

1. Add a **new residential form with lower density** than Limited Scale: this form must be available to all R1 and R2 communities;
2. **Phase in the intensity of the Limited scale**, by including the following **restrictions** within the Guidebook:
 1. **Maximum lot coverage** which **will increase** as more and more redevelopment takes place. The maximum coverage should be the maximum of (but never exceed 65%):
 - a. 45%; or
 - b. The average of the coverage of the two nearest parcels + 10%
 2. Limit maximum height to current 10m.



When redeveloped in ~30 years, assuming it has 45% on other side, it would now allow for 60% coverage

Limited Scale: Will it deliver on its objectives?

Densification

- 2 x R2 family homes each occupied by family of 4 = 8
- 4 x RCG homes each occupied by 1 to 2 = 4 to 8

Affordability

- Inner city redevelopment is costly (inefficient redevelopment)
- Recent RCG homes priced at \$550K; costs expected to rise with increasing land value away from busier roads

Diversity of housing choice

- Early phases will deliver additional housing choices
- RCG likely to be favoured by developers (scale, cost, profit) which will result in less R1/R2 type family homes being developed – could create the reversal of the current situation (insufficient housing form of choice by families)

Increased tax revenue

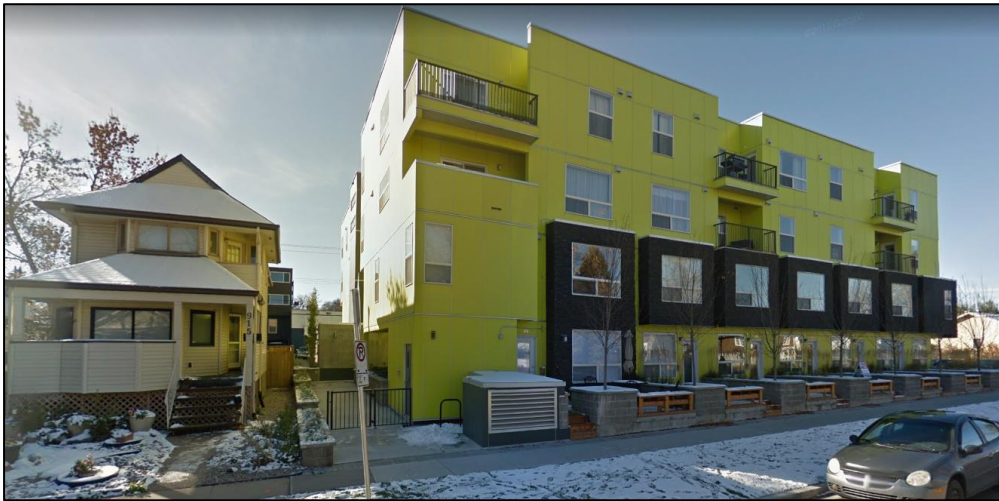
Negative (unintended) consequence:

- Developers will shift focus away from less desirable, busier parcels to quiet parcels in residential areas previously less reliably rezoned – leaving behind run-down properties and empty parcels on busier roads.

Low Scale: Proposal

The 6 Storeys Low Scale is an extreme departure from R1/R2 scale and character, even for “slightly” busier road. The Guidebook needs to take this concern into consideration, and specifically:

1. Specify that Low Scale (6 storeys) must never be applied to:
 1. Land designated “Neighbourhood Local”; or
 2. Land not directly facing onto a busier / main road (ie. not Neighbourhood Connector”)
2. Create a new form that would limit the scale to 4 storeys for roads that are busier but not main arteries (ie. while busier than other residential streets, 20th Avenue NW is not a main artery)



4 Storeys offsetting 2 Storeys



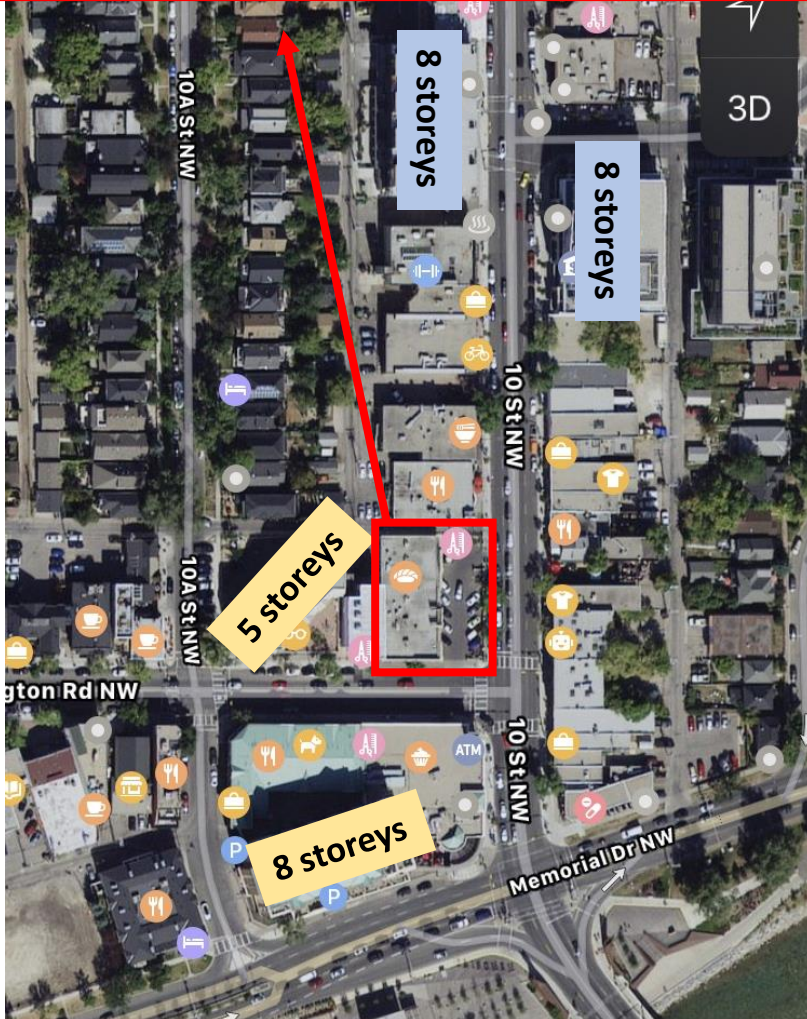
6 Storeys offsetting 2 Storeys

Inconsistent push for densification

Kensington Area

In 2015, an application for 10 storeys building was denied despite:

- Commercial area
- Existing offsetting high scale development (yellow)



Mount Pleasant Area

Proposed North Hill LAP (and Guidebook) would allow

- 6 and 12 storeys buildings along 4th Street even though nothing currently exceeds 3 storey townhouses
- 6 storeys away from main streets (ie. 5th Street)



10 storeys was too high in commercial area of Kensington but 12 storeys are suitable for primarily residential Mount Pleasant?



**GUIDEBOOK FOR GREAT
COMMUNITIES**

or

A RECIPE FOR DISASTER?

GUIDEBOOK → LAP → DEVELOPMENT

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

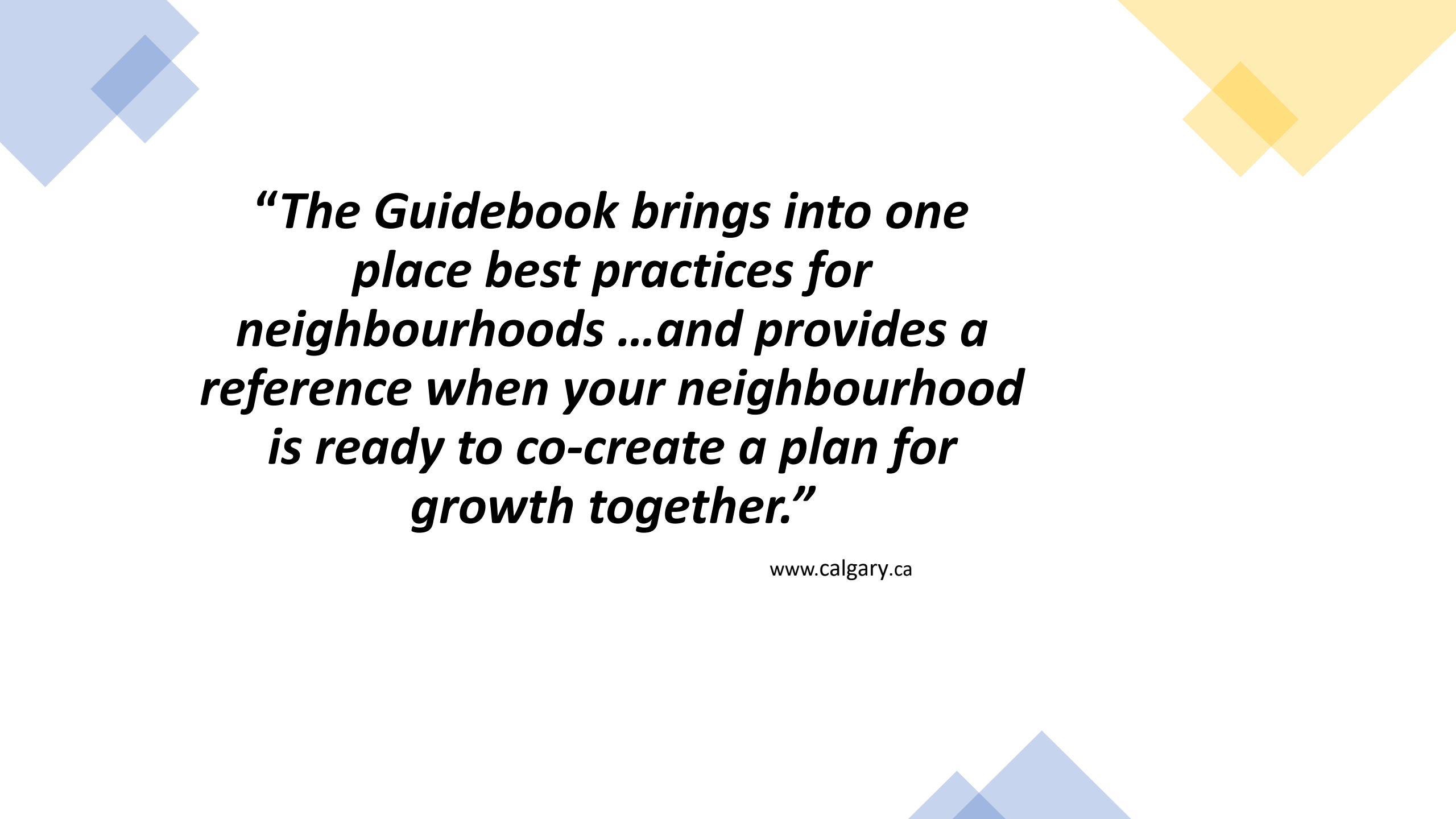


Photo: Dreamstime.com





Photo: Dreamstime.com

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

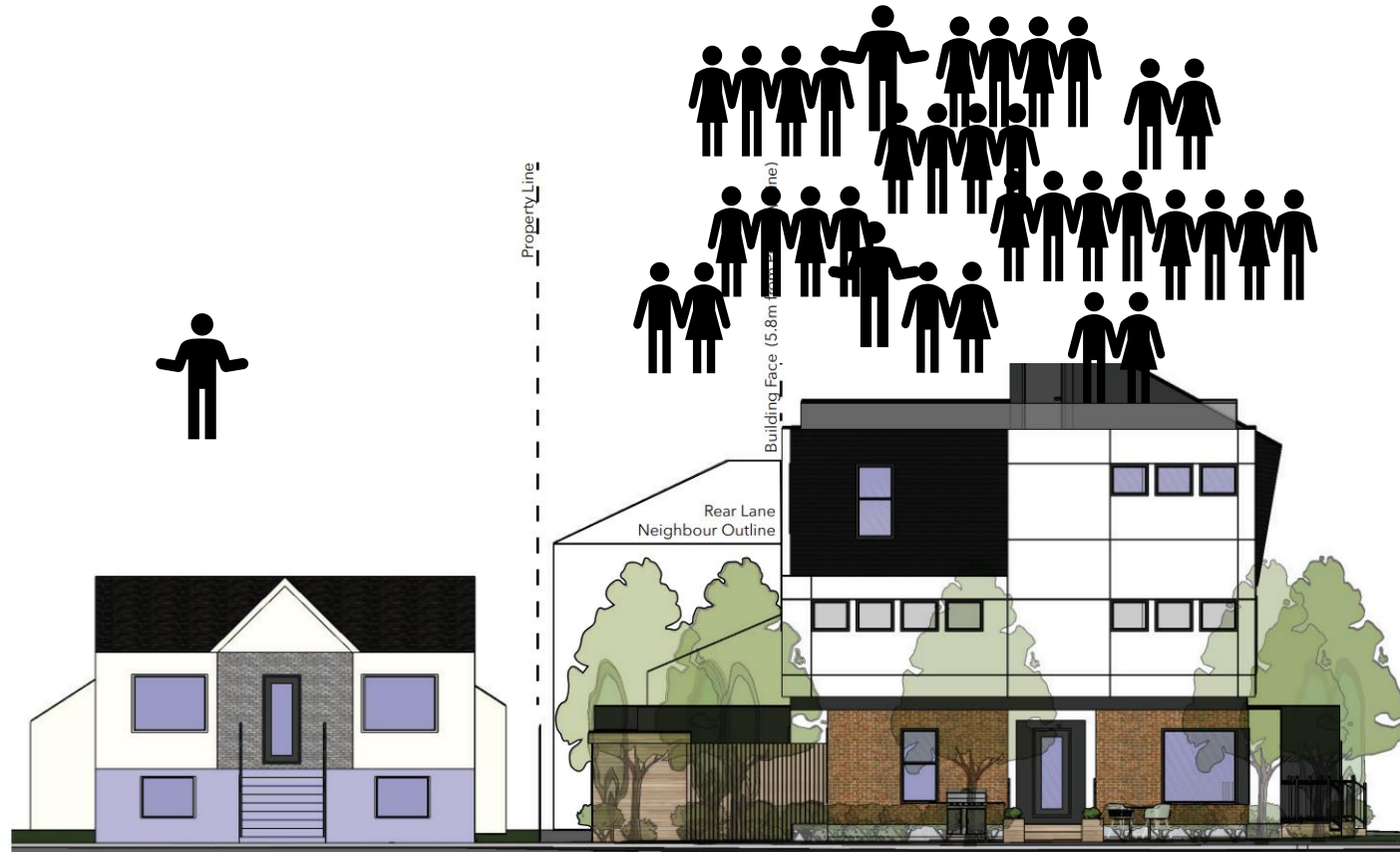


801 – 8 Ave NE

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?



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

Picture sourced from Eagle Crest Developer Slide Pack



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

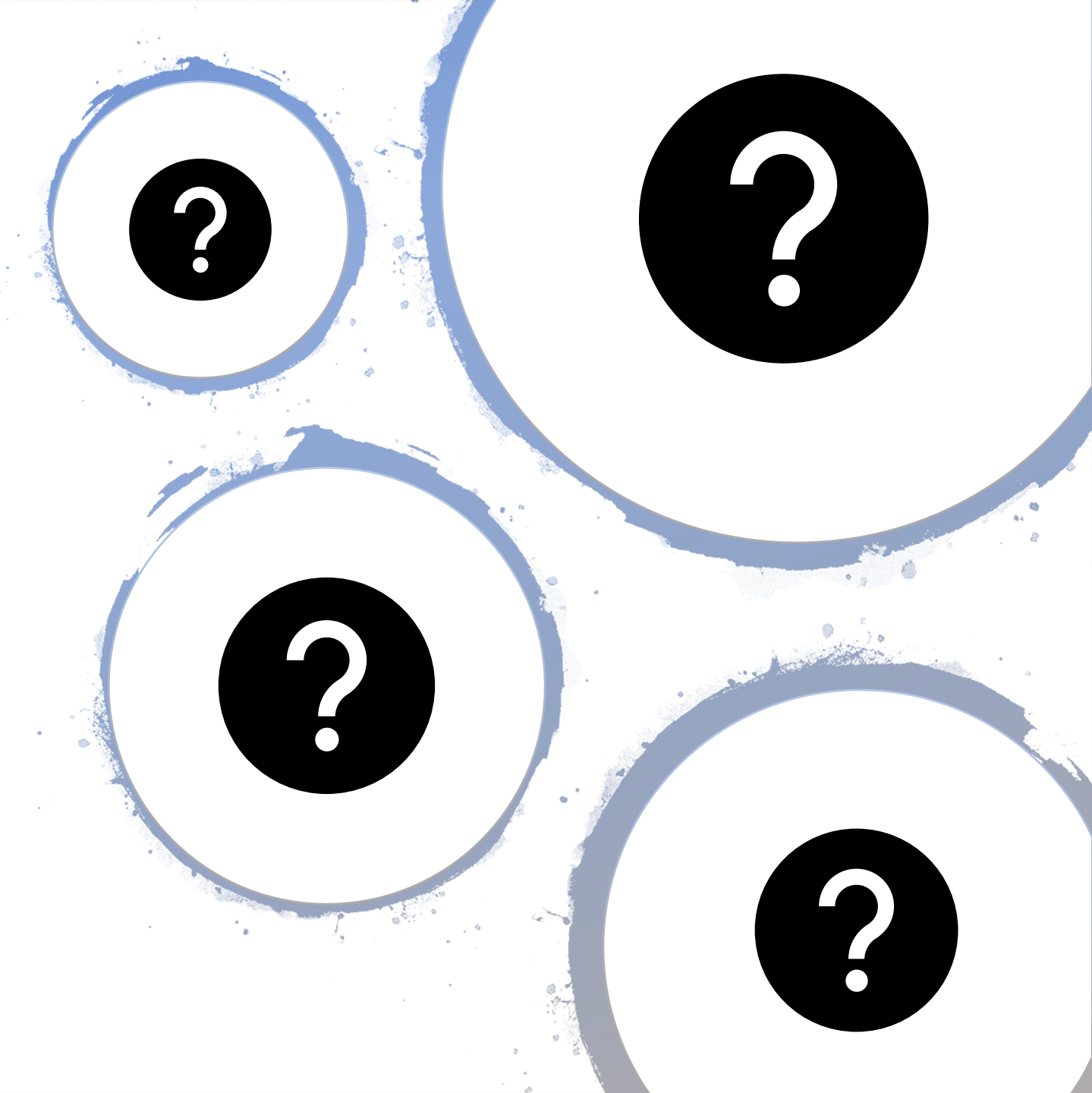


This is a visual of the 33 waste bins approved by city planners and council for this new development

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?



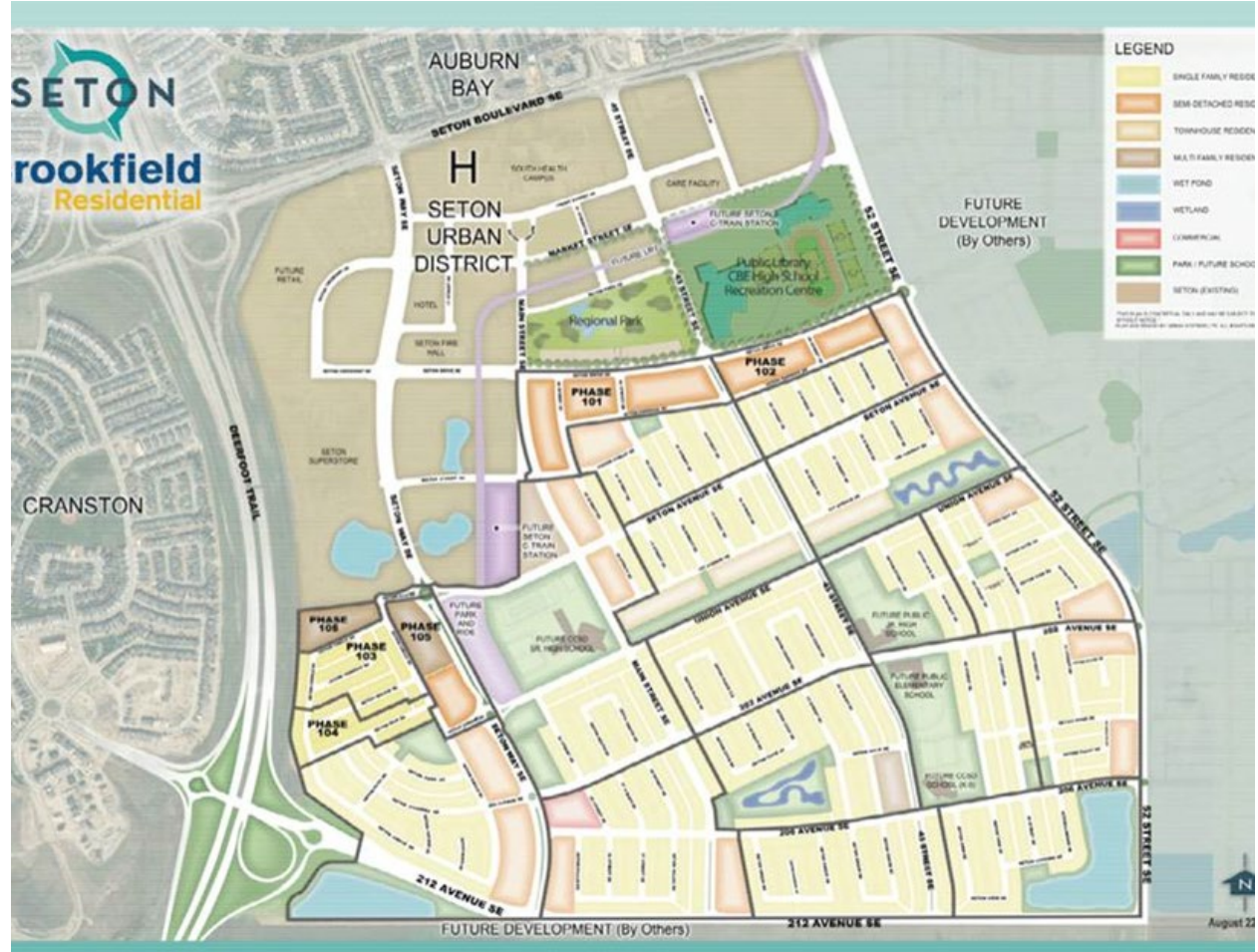
**This pilot Local Area Plan in North Hill,
which is clearly not compliant with a
number of key guidebook principals, will
have detrimental and lasting
consequences for Renfrew.**

***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.**









Renfrew's 2021 Assessed Values

	Residential Assessed Value	Non-residential Assessed Value	Total
Renfrew's Assessed Value	\$1,393,035,085	\$242,716,945	\$1,635,752,030
2021 Tax Rates	0.004825	0.016513	
Renfrew's tax revenue	\$6,721,394	\$4,007,985	\$10,729,379

Annual replacement costs for Roads' infrastructure in Renfrew

	Renfrew's total	Lifespan (years)	Annual Cost (low)	Annual Cost (high)
Curbs and Gutters	\$22,725,559	50	\$454,511	\$454,511
Lanes	\$8,554,416	15	\$570,294	\$570,294
Engineered walkways	\$41,079	15	\$2,739	\$2,739
Pavement	\$68,004,844	15	\$4,533,656	\$4,533,656
Retaining Structures (x>1m)	\$1,108,659	10-50	\$22,173	\$110,866
Sidewalks	\$24,813,877	50	\$496,278	\$496,278
Street lights	\$9,050,858	50	\$181,017	\$181,017
Timber stairways	\$88,235	15-20	\$4,412	\$5,882
Traffic signals	\$809,718	50	\$16,194	\$16,194
Total costs	\$135,197,247		\$6,281,275	\$6,371,438

Renfrew's tax contribution to the rest of Calgary

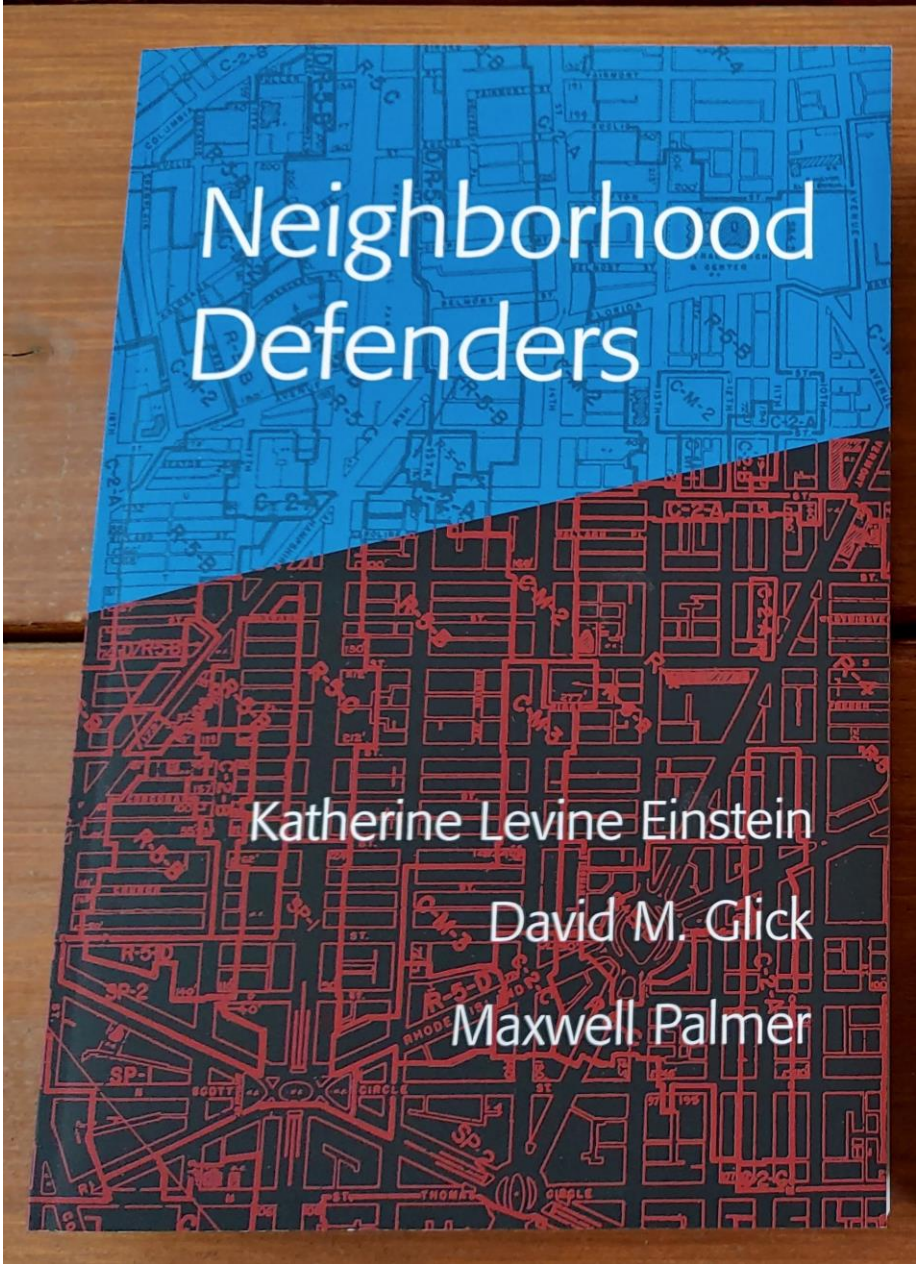
Tax revenue: \$10.7M

- Annual costs for infrastructure replacement*: \$6.3-6.4M

= Remaining tax revenue from Renfrew**: \$4.3-4.4M

* That I've been able to identify.

** For other infrastructure costs in Renfrew, for infrastructure costs outside of Renfrew, for services that residents of Renfrew use, and to help other parts of Calgary.



Neighborhood Defenders

Katherine Levine Einstein

David M. Glick

Maxwell Palmer

Table 5.1: Demographic differences between commenters and all voters

Demographic	% of Commenters	% of Voters	Difference
Women	43.3	51.3	-8.0
Whites	95.0	86.7	8.2
Age > 50	75.0	52.6	22.4
Homeowners	73.4	45.6	27.8



Unwanted Housing: Localism and Politics of Housing Development

Journal of Planning Education and Research
1–16

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DOI: 10.1177/0739456X21997903

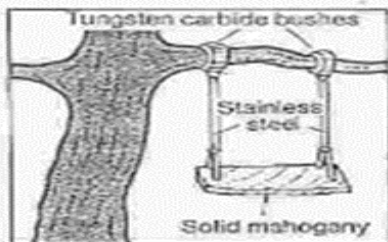
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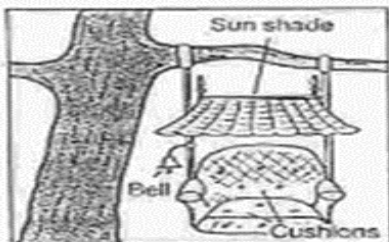
Michael Manville¹ and Paavo Monkkonen¹ 

Abstract

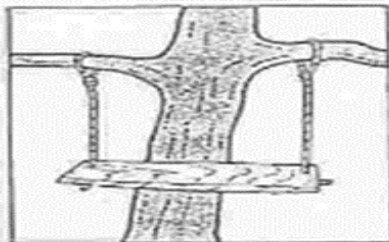
We examine pervasive opposition to building market-rate housing and relate it to localism: a perspective that grants moral authority to incumbent residents. We argue that localism has become prevalent in housing planning in the United States and that its seeming equality—allowing all communities the right to define themselves—conceals profound imbalances that favor the affluent. We use survey data from California to measure localism, using opposition to state land use preemption as a proxy. We find that localism is concentrated among white, affluent homeowners. This suggests that localist beliefs are less prevalent in the population than they are in planning practice.



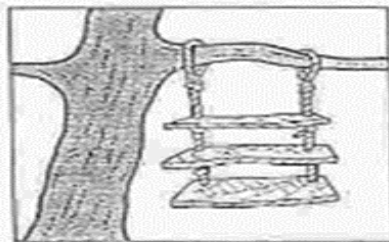
What Product Marketing specified



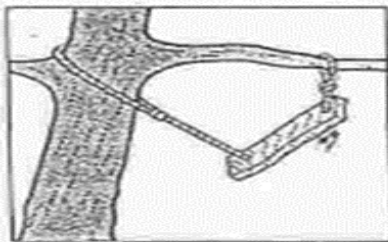
What the salesman promised



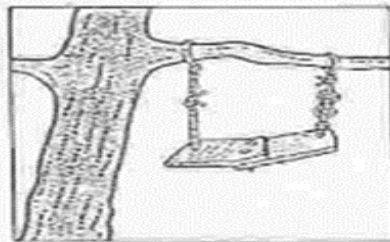
Design group's initial design



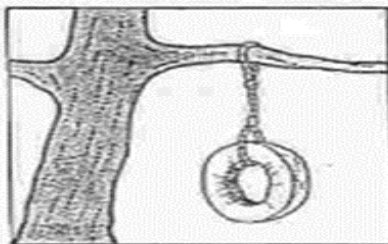
Corp. Product Architecture's modified design



Pre-release version



General release version



What the customer actually wanted

Figure 4.1 The swing solutions.

The Guidebook for Great Communities

We are planning communities in Calgary so they offer more housing, shops and service choices for people who live, work and visit them.

You can find more information on how we plan communities in Calgary at calgary.ca and calgary.ca/guidebook



Calgary



Ensuring Calgary communities thrive – now and into the future.

Five years in the making, the Guidebook is the recipe to keep our communities great.

Calgary is a city of strong communities. The Guidebook for Great Communities gives citizens a stronger voice on how their community grows. Whether your community is still building out, or it's been established for more than a century; as your neighbourhood matures, kids leave home, people become empty-nesters. Sooner or later, you're going to start thinking about how it will redevelop. We want to keep communities thriving through our economic recovery, so they can flourish well into the future.

The Guidebook brings into one place best practices for neighbourhoods as they mature, drawn from across Calgary and around the world. It doesn't change the zoning on a single piece of land. It does, however, provide a reference to save time and money when your neighbourhood is ready to co-create a plan for growth together.

We're using the Guidebook with you – the experts on your community – to make sure the great communities you have today, stay great tomorrow. Created over the past five years, it builds off the thousands of voices we've heard and considers a number of Calgary's major city-building plans and investments.

While the Guidebook offers every community the same ingredients to plan their best future, it's a flexible enough approach so each community can make their own unique recipe.

Your work with us helped develop the Guidebook. Let's continue working together to keep Calgary a great place to make a living, a great place to make a life.

The result? You'll know what growth will look like. All types of homes, including single-detached homes, can stay. Our community heritage can be conserved. Parks and green spaces can be protected. Schools, libraries, recreation and shops can be supported. Our

communities become more inclusive to more people and offer more options for living.

The Guidebook is about working together so we can invest

For more information, visit calgary.ca/guidebook.



Ensuring Calgary communities thrive – now and into the future.

The Guidebook gives citizens a stronger voice on how their community grows.



The new Guidebook for Great Communities gives citizens the tools and options to plan for growth. It's the recipe from which communities can pick and choose the ingredients they want, to keep their communities great. It positions communities better, so they can adapt to the changing needs of citizens now and in the future, as we grow and flourish through our economic recovery.

We're excited to see the momentum this topic of great communities has received recently. Calgarians love their communities. It's something we're passionate about as well. Here are some of the more popular topics being discussed and how the Guidebook addresses them:

Single-detached homes

Calgarians love single-detached homes. Good news! They're here to stay in every community. The Guidebook does not give preference of one type of home over another – it does allow for housing options. And just like today, any change to a property's existing "zoning" (i.e. a change to allow a different type of use) would have to go through the review process, including Council approval.

Heritage

Calgary's heritage is unique and helps define our communities and city. It's important we conserve Calgary's history, whether it's our buildings or our spaces. The policies within the Guidebook are the most progressive we've ever had to conserve our heritage assets.

Green spaces

Not only does the Guidebook provide the tools to identify opportunities to create new green spaces, it includes specific policy to protect existing natural areas, parks and public spaces. Communities remain green and can even expand on the park spaces they have now.

Unique neighbourhoods

Respecting and celebrating each neighbourhood's uniqueness is the Guidebook's strength. This means something different when aligning to each community's vision. Working with you – the experts on your community – the Guidebook respects what makes neighbourhoods special when we plan for growth together.



We have worked with communities to develop the Guidebook. Over the past five years, we have held more than 200 events and heard from more than 3,300 community members and citizens. Thank you! Let's continue working together to keep Calgary a great place to make a living, a great place to make a life.

For more information, visit calgary.ca/guidebook.

Public Submission

City Clerk's Office



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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

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

First name (required)	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.

ISC:

1/1

Unrestricted

May 5, 2021

Public Submission

City Clerk's Office



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

First name (required)	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 1st 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 1st 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 1st 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 1st 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 16th 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 1st 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.



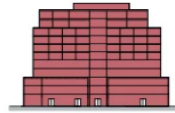
Limited

- 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.



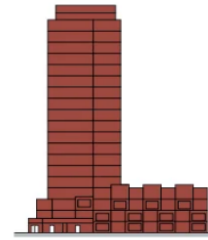
Low

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



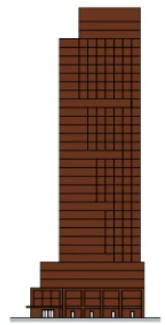
Mid

- 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.



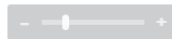
High

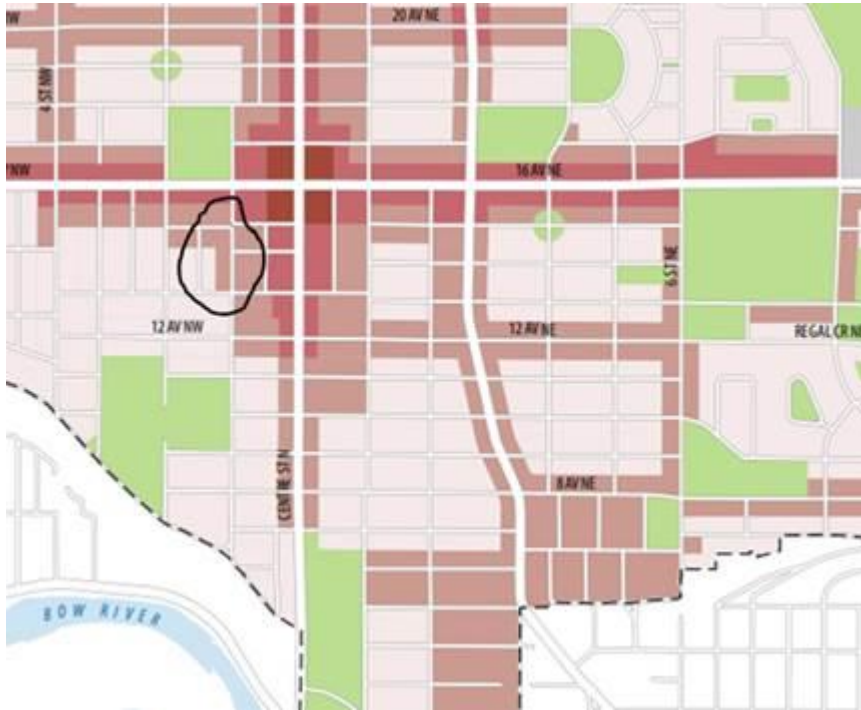
- Buildings of twenty-six storeys or less.
- Focus on site design and building massing.
- Typically characterized by tower and podium or point tower buildings.



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:

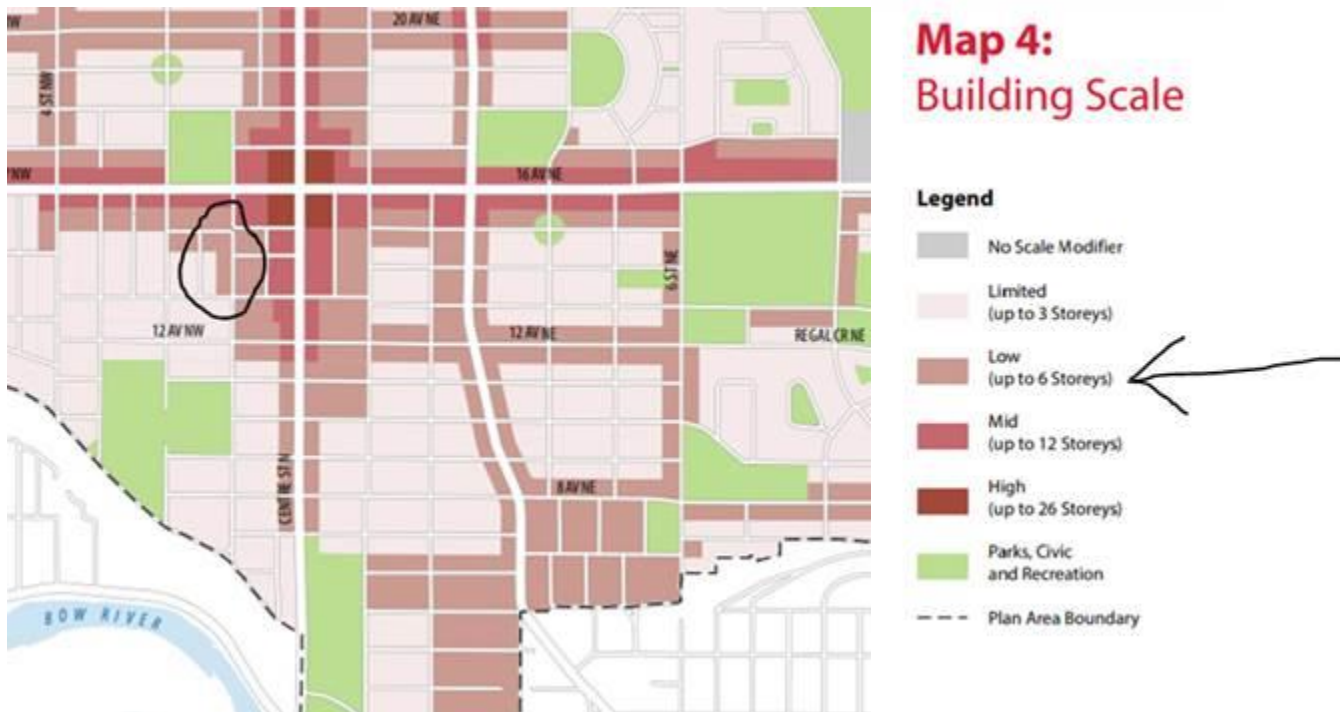
Scale Transition

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 1st 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.

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 1st 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.



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 5th meeting has made for a few busy days. Due to the late date of the stakeholder presentation by Planning on the 29th 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 21st. 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 5th. 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

Public Submission

City Clerk's Office



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

First name (required)	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

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>
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

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.

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

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.

Public Submission

City Clerk's Office



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 2nd 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 40th 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

Public Submission

City Clerk's Office



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

First name (required) 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.

ISC: 1/1

Unrestricted

May 4, 2021

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
Abbeyle 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	
Hounsfeld 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. Calgaryans 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 Calgaryans.

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

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 heard 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

Public Submission

City Clerk's Office



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.

Public Submission

City Clerk's Office



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

First name (required)	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.

ISC:

1/1

Unrestricted

May 4, 2021

Public Submission

City Clerk's Office



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

First name (required) 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.

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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."

6 Wards 1, 2, 4, 7, 8, 11
Community Association 12
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
Hounsfield Heights Briar Hill Community Association
Bowness Community Association

Individual 33	Community
Michael Read	Britannia
Peter Collins	Mayfair
Timothy Holz	
Margo Coppus	Elbow Park
Phil Dack	West Hillhurst
Greg Gunhold	Crescent Heights
David Hallas	Crescent Heights
Isabelle Jankovic	Crescent Heights
Sandra Cameron Evans	Crescent Heights
Bev Rodgers	Crescent Heights
Sean A. Carrie	Crescent Heights
Simonetta Acteson	Crescent Heights
Lisa Poole	Elbow Park
Mike Murray	
Melissa Murray	
Pat Muir	University Heights
Colleen Devlin	Silver Springs
Dale Hodges	Parkdale
Gordon Stewart	Ranchlands
Hilde Clovechok	Tuscany

Jan Stewart	Dalhousie
John Webb	Edgemont
Kevin Polan	Charleswood
Lori Perrella	Hawkwood
Marianne Middelveen	Thorncliffe
Mike Clovechok	Tuscany
Murray Smith	Varsity
Rob Allan	Thorncliffe
Robert Middelveen	Sunnyside
Ruth Louie	Sunalta
Susan Billington	North Glenmore
Tom Louie	Mount Pleasant
Yvonne Hodges	Parkdale

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,



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

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

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 5th 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 29th 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 29th 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 29th, 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 16th 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 28th 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 – 29th 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:

- 9th Ave Green Line Station Area– All RC-1 and RC-2 remain Limited.
- 16th Ave Green Line Station in Crescent Heights – MC-2 locations now use limited scale
- 4th 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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- 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

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

Public Submission

City Clerk's Office



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

First name (required)	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.









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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)	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)

Public Submission

City Clerk's Office



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.



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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)	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

Public Submission

City Clerk's Office



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

First name (required)	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-

ISC:

1/2

Unrestricted

May 5, 2021



sit services in the outskirts of the city.

Public Submission

City Clerk's Office



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

First name (required) 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

ISC: 1/1

Unrestricted

May 5, 2021

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



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.

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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)	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

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 councilors are not representing the interests of their communities.

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

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.



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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) 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

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

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

Public Submission

City Clerk's Office



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