



Dear Councillor Davison,

June 7, 2021

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Figure 1: Guide for Local Area Planning Interpretation of MDP Requirements

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The opposition to the current plan is not based on barring development inside the community, but rather for the LAP to act in accordance with the MDP development principal that states: *'Focusing most intensification to defined areas provides more certainty to the development and building industries and makes redevelopment more predictable for existing communities by lessening the impact on stable, low-density areas.'*

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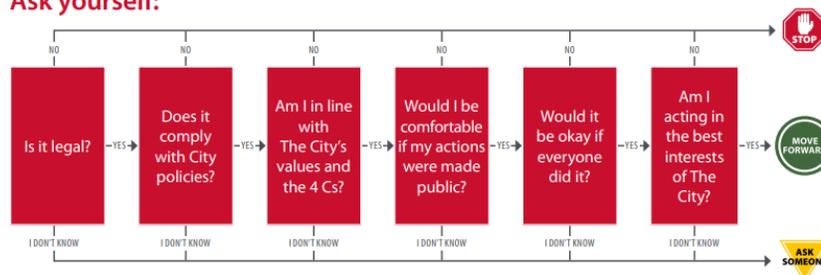
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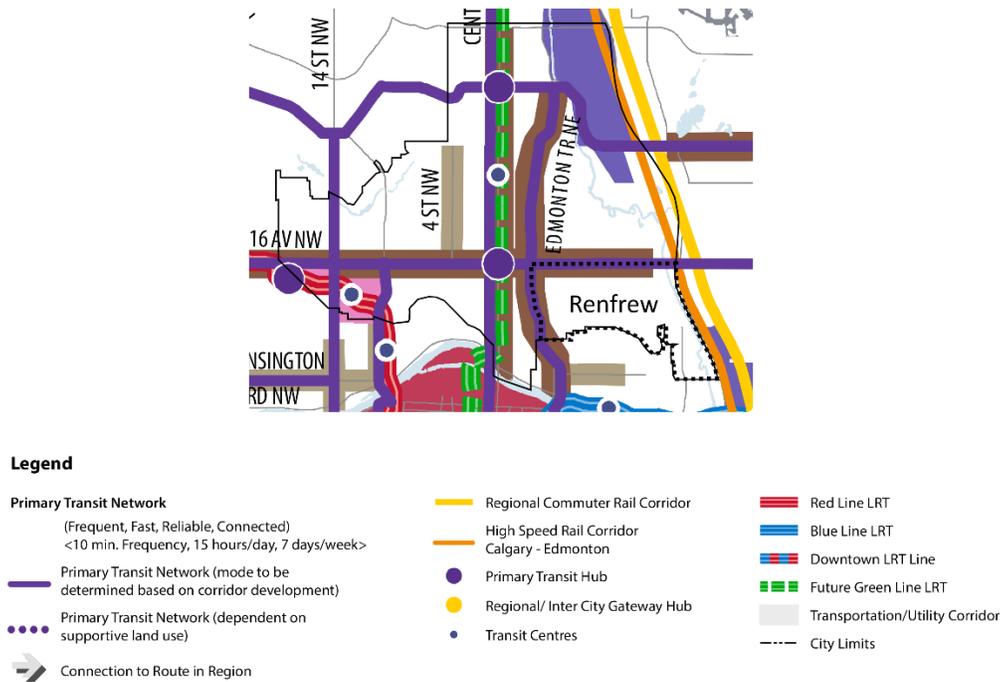


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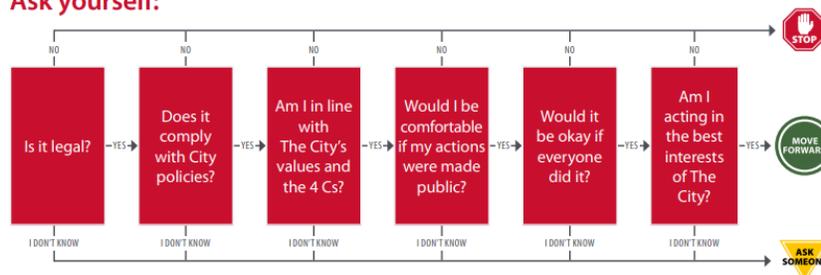
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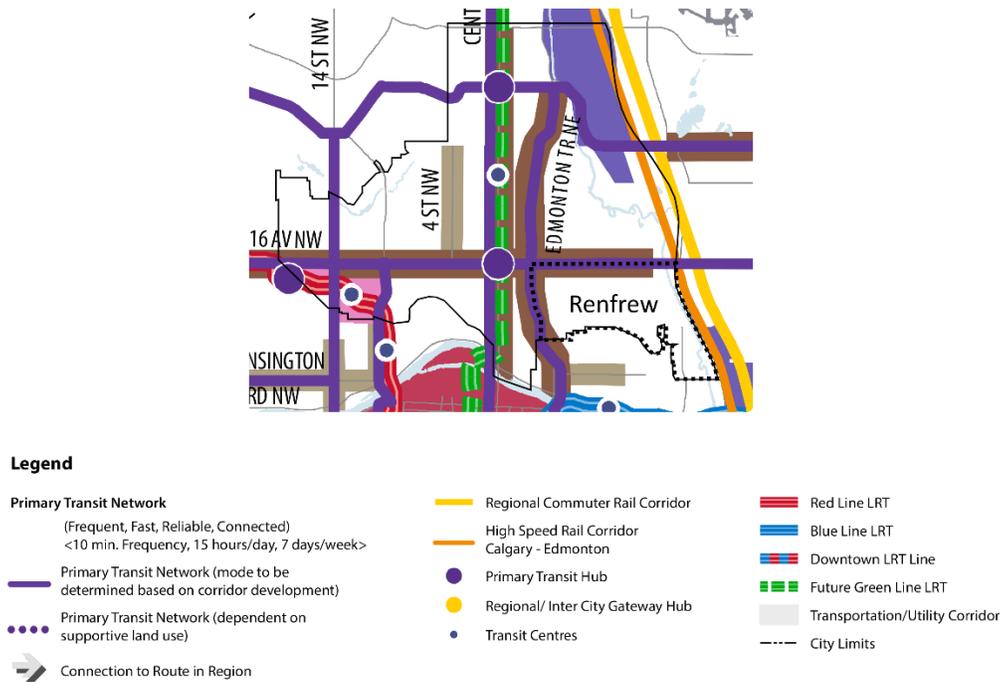


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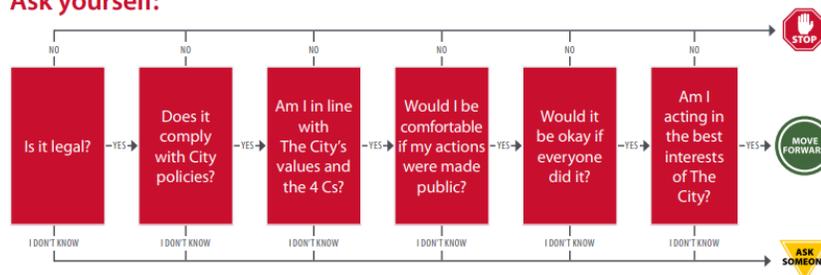
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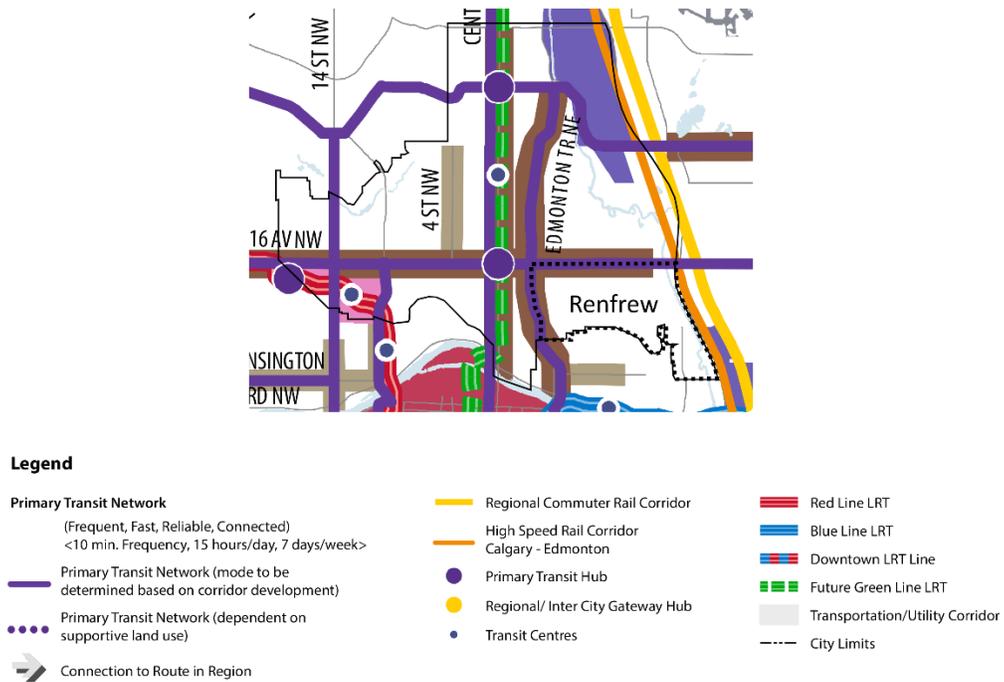


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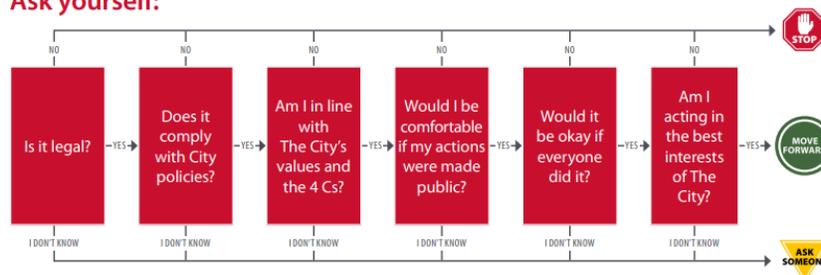
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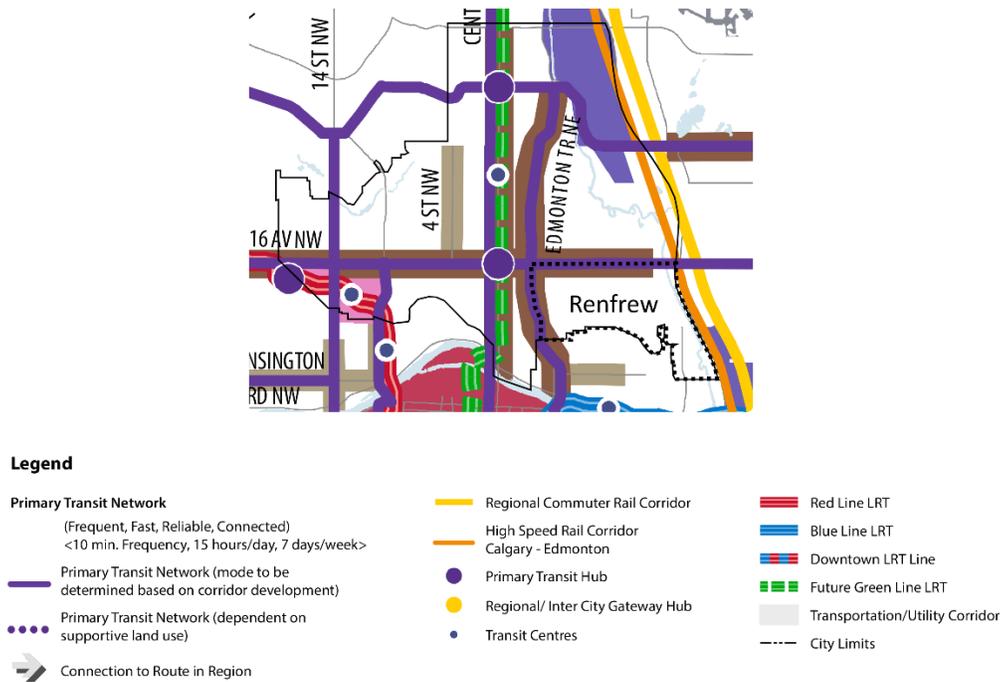


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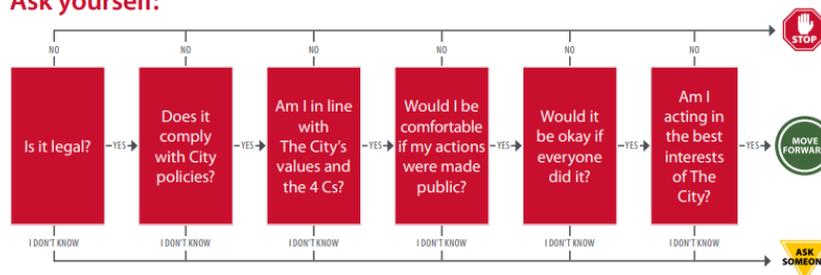
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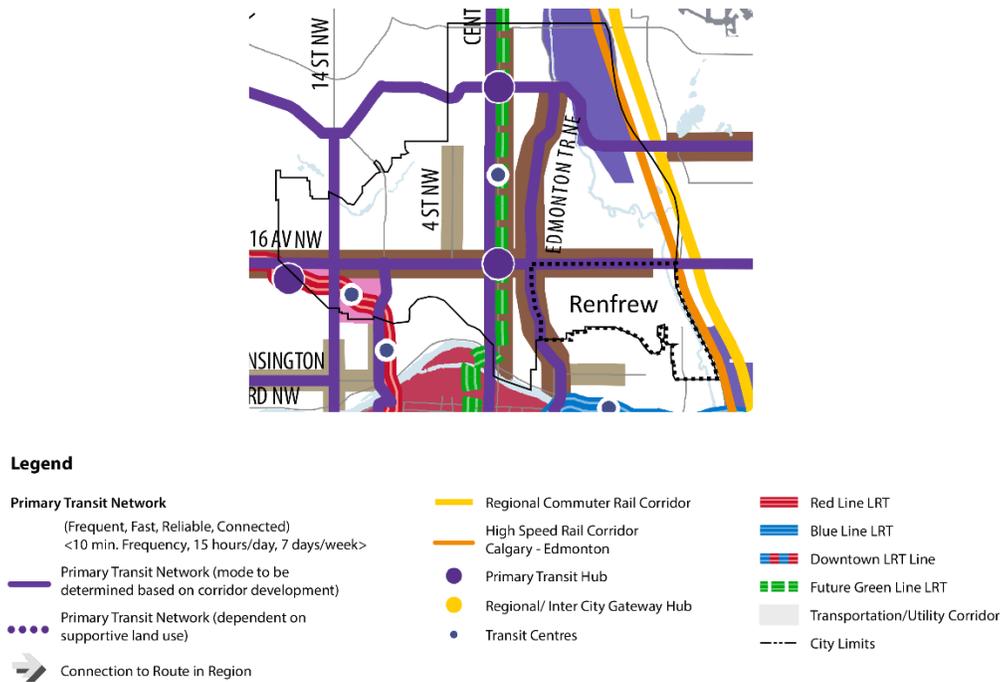


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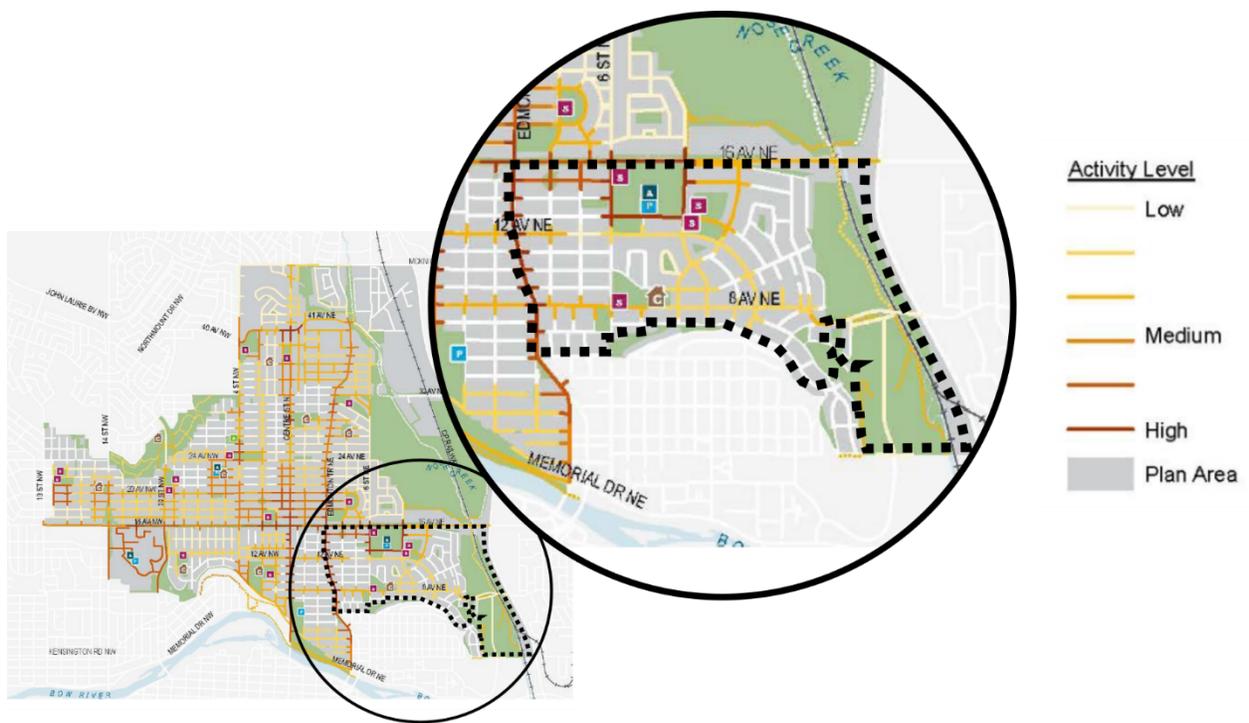


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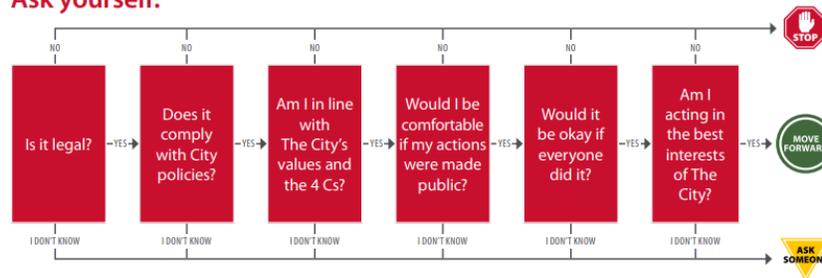
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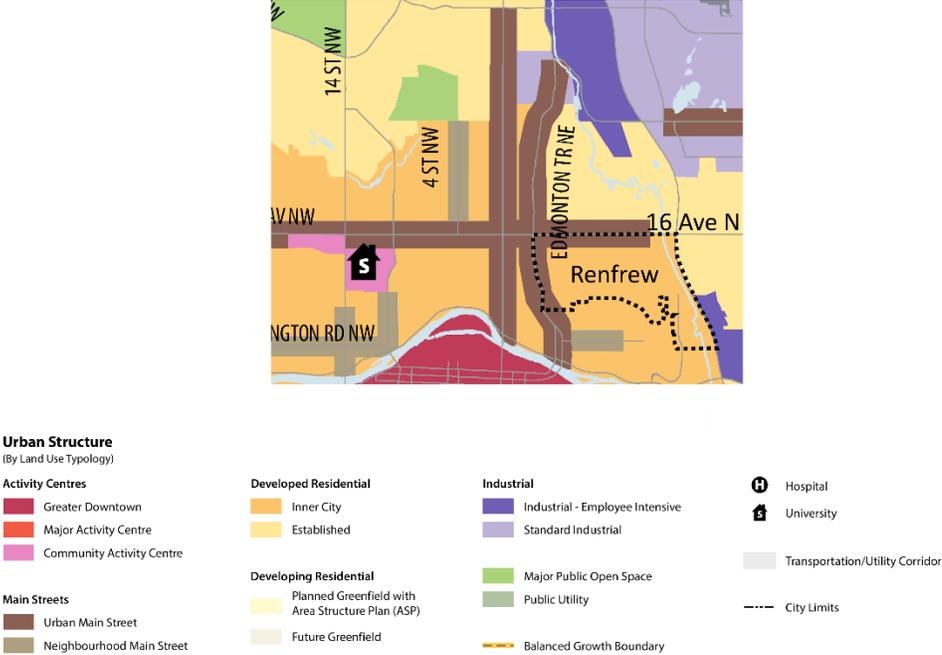


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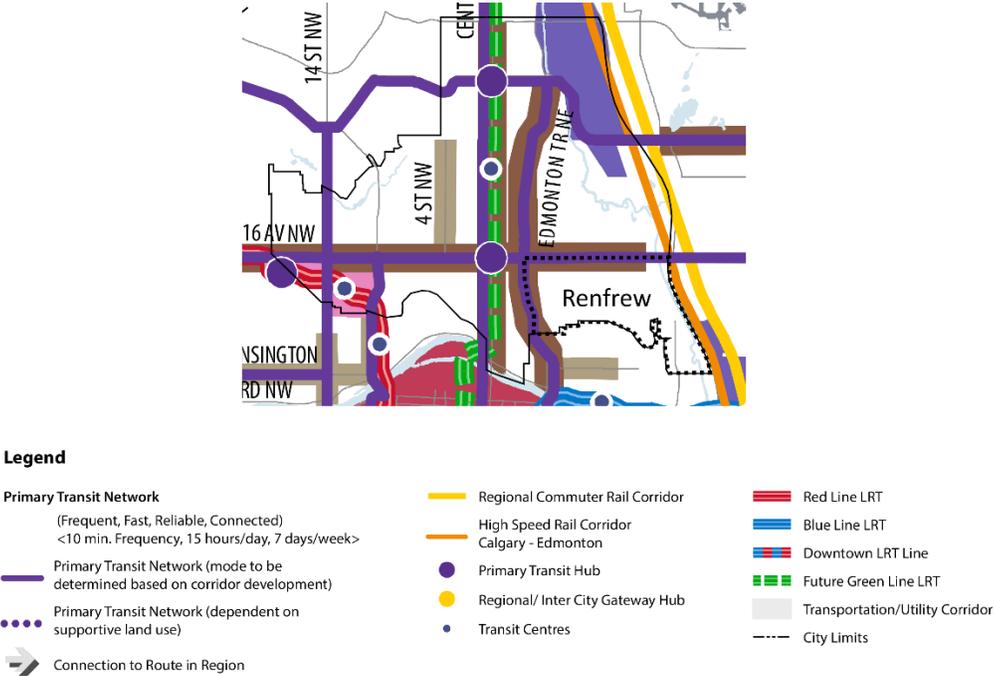


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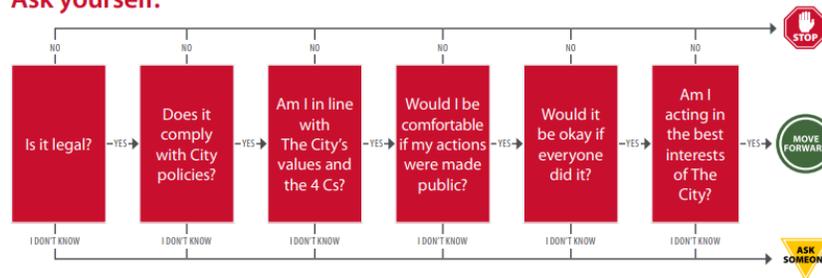
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Appendix 2: MDP Maps



Figure 4: From MDP Map 1 Urban Forms (Renfrew Focus)

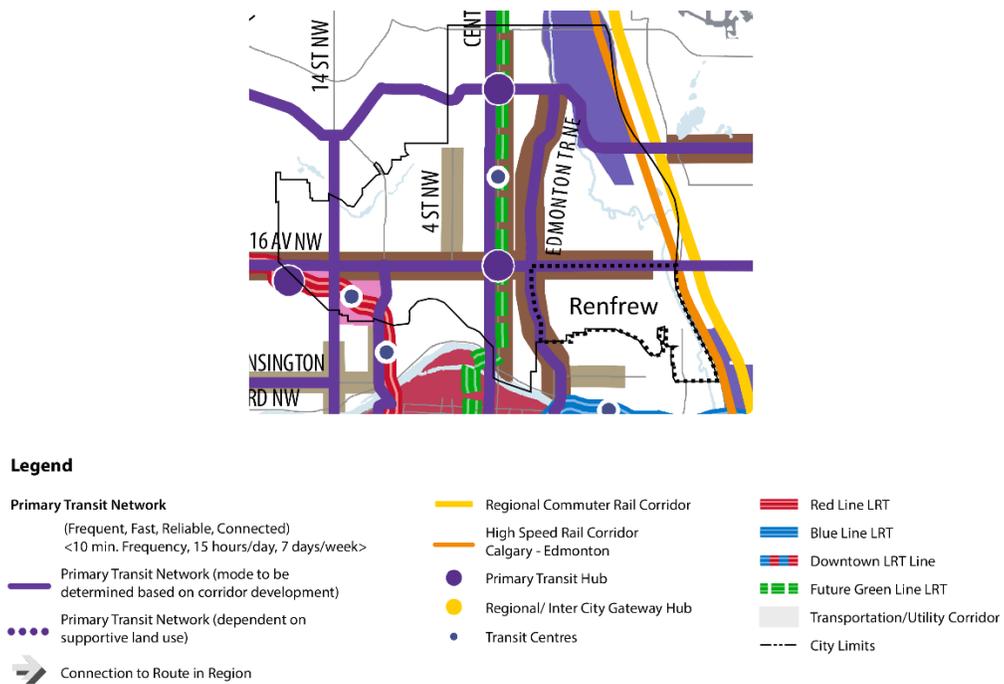


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Figure 7: Activity Levels From North Hill Working Group Session 4 PowerPoint Presentation³

³ Source: session-4-presentation-final.pdf. <https://engage.calgary.ca/NorthHill/WorkingGroup>



Dear Councillor Chahal,

June 7, 2021

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The MDP outlines growth policies that stipulate that the 'greater share of new growth' should be directed towards Main Streets and Activity Centres. Unfortunately, the NHCLAP seems to have ignored the requirement for the direction of growth and lessening impact in the community of Renfrew. In fact in Renfrew, according to volumetric calculations, only 25.5% of the growth has been directed to these areas. **This is unequivocally non-compliant, and is exceptionally far from a 'greater share'!**

The Guidebook for Great Communities (renamed to the Guide for Local Area Planning) has simplified some of the requirements into the following policy.

¹ Updated in 2020

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It would be incorrect to argue that the non-compliance in the community of Renfrew can be mitigated by lessening the density growth in other communities' residential areas within the NHCLAP. Over-burdening Renfrew with inappropriate residential density and then using lesser densification on other communities as a justification would run contrary to the MDP concept of '*Complete Communities*'. Based on the MDP definition, Renfrew is a community. As such, it must be treated as its own, separate, entity when considering growth distribution.

The MDP unambiguously lays out the locations of Main Streets and Activity Centres and, as mentioned earlier, mandates that a greater share of growth be directed to these areas. In the context of the NHCLAP, the Main Streets and Activity Centres are:

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The opposition to the current plan is not based on barring development inside the community, but rather for the LAP to act in accordance with the MDP development principal that states: *'Focusing most intensification to defined areas provides more certainty to the development and building industries and makes redevelopment more predictable for existing communities by lessening the impact on stable, low-density areas.'*

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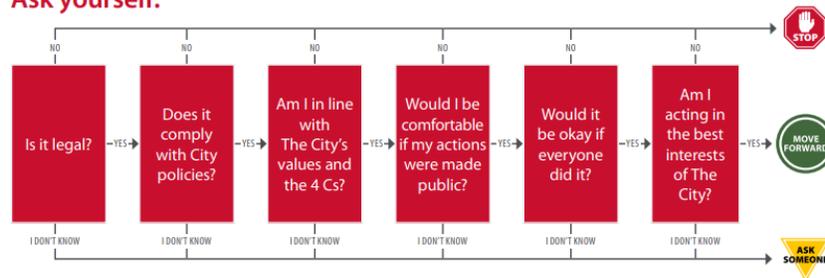
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Sincerely,

Renfrew Residents Association

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Renfrew has: two Main Streets (16th Ave N, and Ed. Tr. N), no Activity Centres, no Neighbourhood Main Streets, no significant transit stations, and very few connector streets. Each one of these elements is detailed here:

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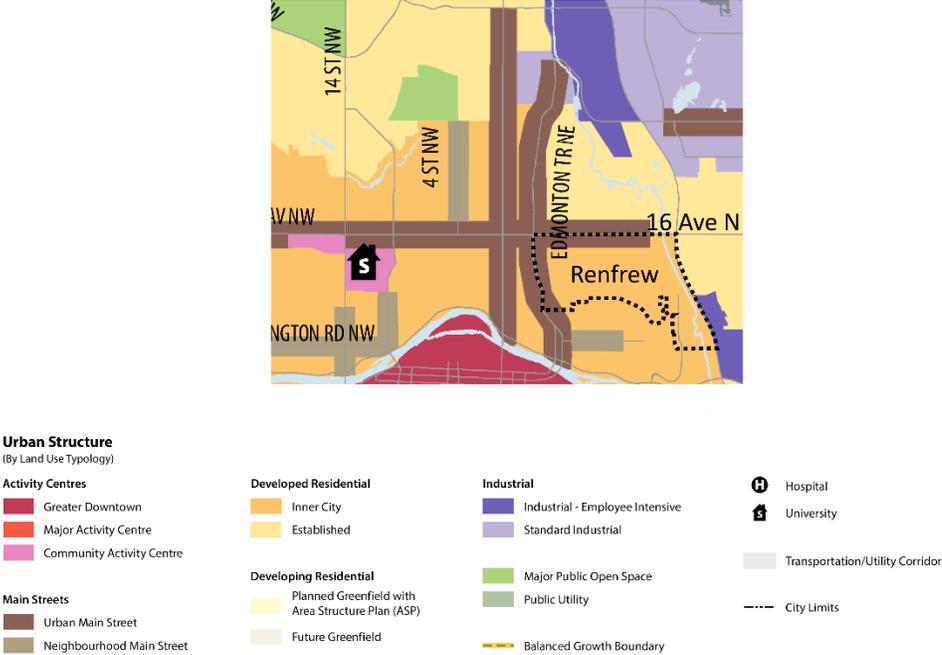


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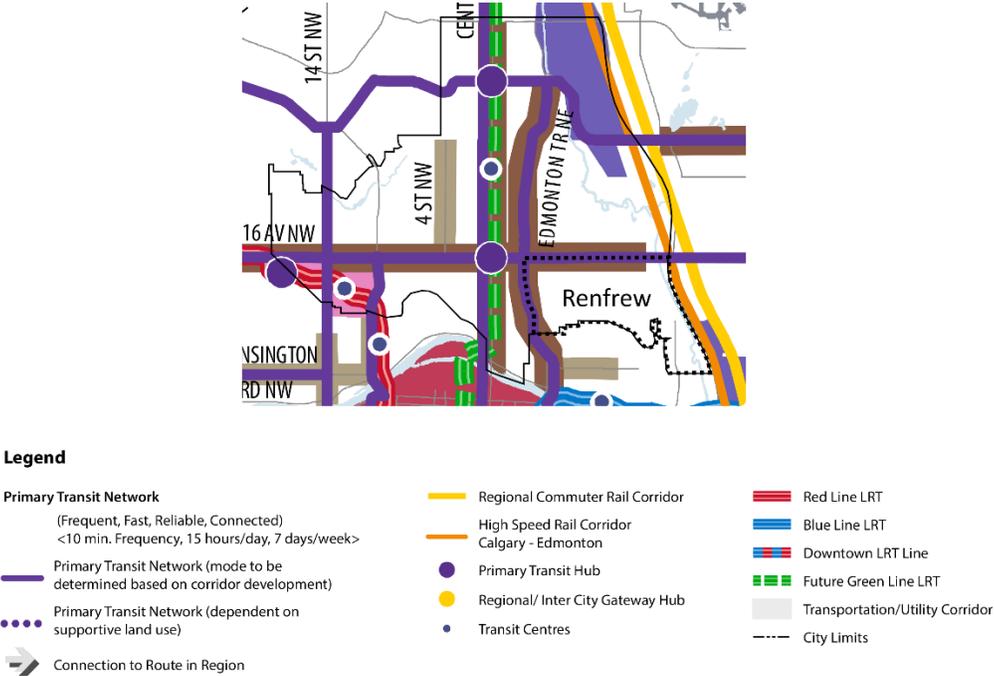


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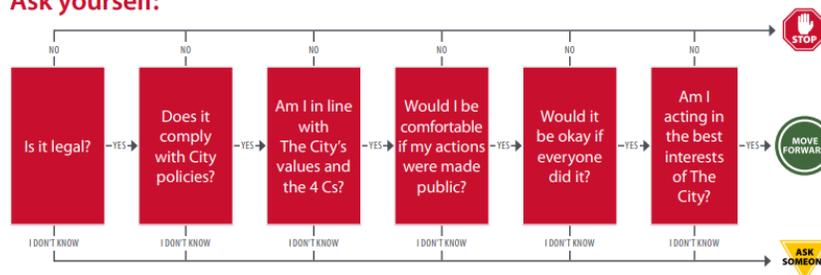
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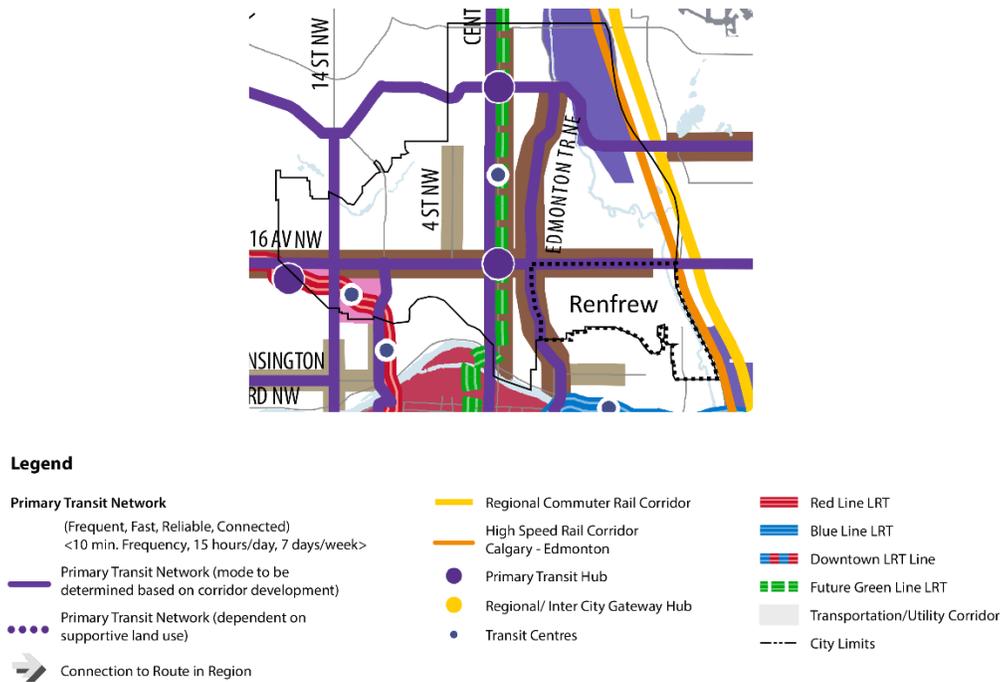


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**Public Submission**

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)	Lisa
Last name (required)	Poole
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	NHCLAP
Date of meeting	Jun 21, 2021

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

Pages 1-8 of 36 of the "Citizens Guide to NHCLAP concerns". The information has been compiled by and reflects the opinions of a group of Calgarians with no prior affiliation beyond the love of the already great communities in which they've chosen to live.

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WHY THE NORTH HILL COMMUNITIES LOCAL AREA PLAN ISN'T READY

The North Hill Communities Local Area Plan (NHCLAP) is a pilot multi-community planning document intended to facilitate growth and change in the nine (9) assigned communities. The NHCLAP is the first of many Local Area Plans (LAP) that the City plans to roll out and will be a template for all LAPs that follow.

The NHCLAP will impact future zoning in communities. Current limitations on development governing height, lot coverage, number of units, etc. will be replaced with higher density guidelines.

A revised version of the NHCLAP was released on June 2, 2021 with unapproved policies cut and pasted from the Guidebook for Great Communities, now renamed the Guide for Local Area Planning (the Guide). The Guide has not been debated and approved by council.

The NHCLAP is an incomplete document that:

- contradicts policies in the Municipal Development Plan (MDP)
- is reliant on the Green Line North which has been indefinitely delayed
- lacks public input
- lacks citizen support
- lacks tools for specifics like heritage, privacy, urban canopy and solar access



The NHCLAP is not ready!

Furthermore, the public has yet to be provided with concrete data to validate the need for drastic density increases. We want **current** statistical proof the proposed changes are necessary, instead of unvalidated statements such as declining populations, affordability, aging in place, and replacement costs being used as justification.

Residential buildings with higher density than currently allowed under R-C1 (single detached) and R-C2 (duplex and semi-detached) zoning are being proposed throughout the area. Should the NCHLAP be approved as a statutory planning document, it will allow for significant change to the neighbourhoods within its boundaries.



IMPORTANT DATE

Council is scheduled to vote on **June 21st, 2021**, without citizen consultation, on the recently released version of the NHCLAP.

Despite significant changes, including the addition of policies taken from the contentious Guide, **there will not be a public hearing**. This is a dangerous precedent at a pivotal time in our city's history.

- The NCHLAP should be delayed until citizens have been informed and consulted and ALL stakeholders agree to any proposed changes.
- The City needs to restart its engagement process and focus on direct consultation with community residents.
- The amended NHCLAP must then undergo a public hearing before city council vote to approve this plan.



The LAP has been disingenuously communicated as an ideal vision that has demonstrated a lack of transparency for the reality of how drastically this will change our neighbourhood. - Renfrew resident

HOW YOU CAN HELP

Widespread community effort is required to ensure Council understands how all stakeholders feel about the proposed North Hill Communities Local Area Plan.

1 SIGN THE CHANGE.ORG LETTER

SUBMIT AT: change.org/p/delay-north-hill-communities-local-area-plan

2 EMAIL THE MAYOR AND CITY COUNCILLORS

SUBMIT AT: calgary.ca/publicsubmission

SEND TO: Mayor: themayor@calgary.ca

Council: cityclerk@calgary.ca

Council: councillorweb@calgary.ca

3 CC: YOUR COMMUNITY ASSOCIATION ON ANY COMMUNICATION TO COUNCIL

4 ENGAGE YOUR FRIENDS AND NEIGHBOURS

5 ENGAGE ON SOCIAL MEDIA

 [Calgarians for a Great Calgary group](#)

 [#NHCLAP #yycplan](#)

 NHCLAP.ca

 linktr.ee/NHCLAP for links to NHCLAP resources

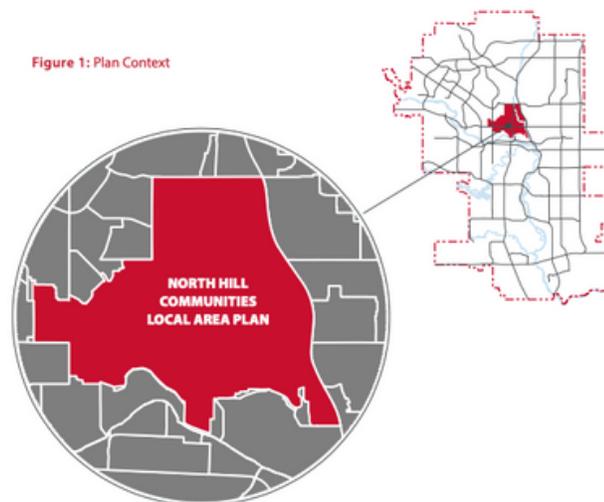
Q: What is the North Hill Communities Local Area Plan?

The North Hill Communities Local Area Plan (NHCLAP) is a pilot multi-community plan that outlines what development is allowed and where. The NHCLAP will replace existing plans and significantly change the type of residential form permitted. Residential buildings with higher density than currently allowed under R-C1 (single detached) and R-C2 (duplex and semi-detached) zoning are being proposed throughout.

Despite significant changes, the latest draft of the NHCLAP, released on June 2nd, will be considered for approval as a statutory document (i.e. a bylaw) by Council on June 21, 2021 without an opportunity for public input. **There will be NO PUBLIC HEARING.** This is a dangerous precedent.

The NHCLAP includes:

Capitol Hill, Crescent Heights, Highland Park, Mount Pleasant, Renfrew, Rosedale, Thorncliffe-Greenview (south of McKnight Boulevard N), Tuxedo Park, Winston Heights-Mountview and the Greenview Industrial area.



Residents of the nine NHCLAP communities were not consulted on this plan after significant changes were introduced. Many residents are unaware of the plan.

Q: Why should this matter to you?

The NHCLAP will inform future changes to the Land Use Bylaw. It will be used as a template for future local area plans and establishes a precedent for permitting densification in every part of every community.

The NHCLAP lacks widespread support!

Bridgeland requested removal from the NHCLAP in November 2019 and some of the remaining NHCLAP communities have become frustrated with the process and unaddressed concerns. In March 2021, Crescent Heights Community Association submitted its formal request to withdraw from the NHCLAP citing unresolved issues and concerns.

LAND USE CHANGES IN MOUNT PLEASANT

In 2017, the MPCA held a visioning session to determine how the community would like to see Mount Pleasant grow in the future. The results indicated that residents support increased density including rowhouses and other multi-family housing along major streets like 20 AV, 10 ST, and 4 ST but not within the rest of the community.



Source: Mount Pleasant Community Association website at mpca.ca/planninganddevelopment

Above is a perfect example of a community association endorsing the Guide and the NHCLAP which would allow for multi-housing within the community, contrary to the responses and opinions expressed by residents.

The only thing that would actually make sense to me is if they took this plan back to the 9 communities BEFORE they moved forward with it. -Mount Pleasant resident

The importance of having a clear picture on how the Guide revisions and new policies will be incorporated into the LAPs and the affect they will have on our communities is essential before support can be given for the policies. -Rosedale resident

The application of density has not been done in accordance with the principles of the Guide for Local Area Planning. Green spaces are not protected, a greater share of growth is NOT applied to main streets as promised (in Renfrew at least), and communities are pinned against each other as to who gets burdened with a disproportionate share of growth. - Renfrew resident

Q: Why do people have a problem with the NHCLAP?

We've broken down the most prevalent NHCLAP concerns in this document:



DENSITY



Increased lot coverage



Decreased urban tree canopy



Increased height and mass



"Missing middle" housing



Special policy areas



Parking



Proliferation of waste disposal bins



Reduced privacy and overshadowing



GUIDE FOR LOCAL AREA PLANNING



MUNICIPAL DEVELOPMENT PLAN (MDP) ALIGNMENT



HERITAGE POLICIES



LACK OF ENGAGEMENT



UNDERSTANDING THE NHCLAP

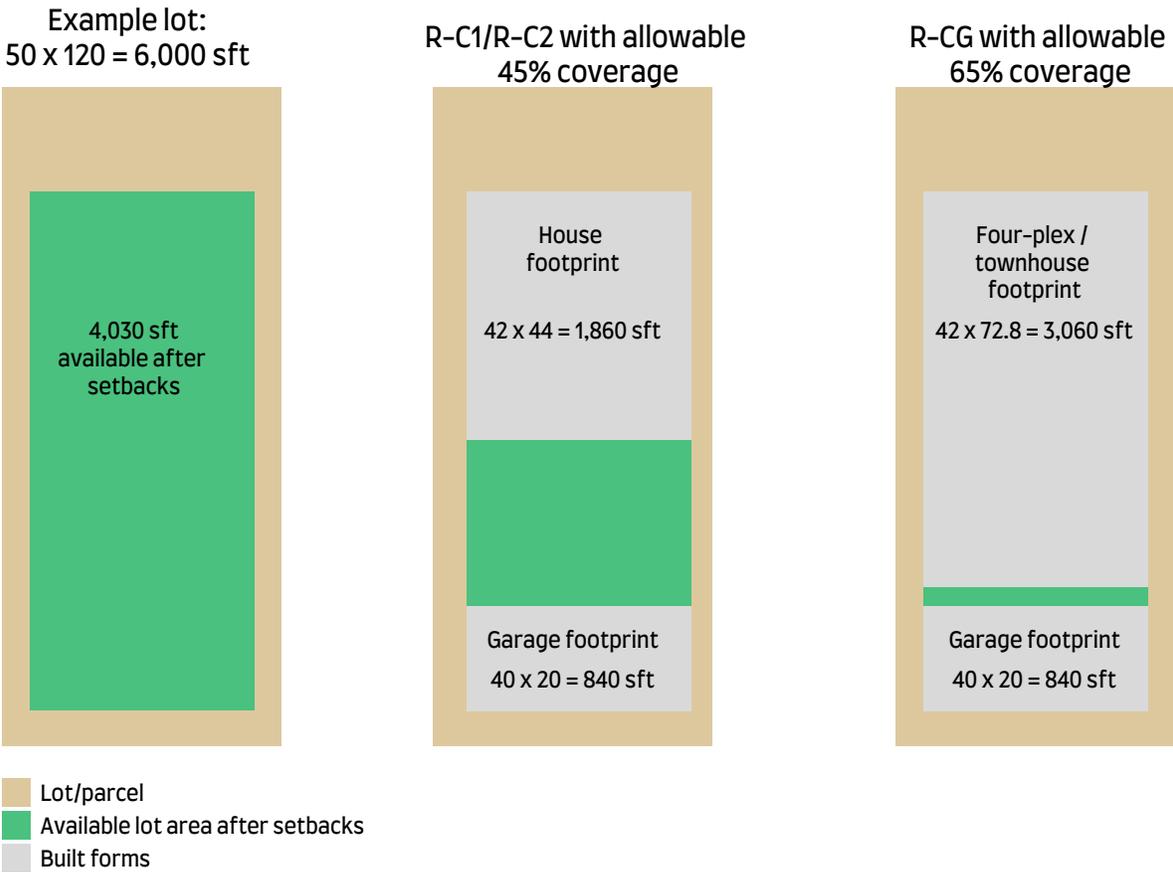
DENSITY - INCREASED LOT COVERAGE

The lowest density option available to communities is **Limited** scale, which allows the same structure types as R-CG zoning.

Residential - Grade-Oriented Infill District, (R-CG)
R-CG is a residential designation that is primarily for rowhouses but also allows for single detached, side-by-side and duplex homes that may include a secondary suite.
R-CG = 45-60% lot coverage/7.0-11m height

Limited Scale accommodates developments that are three storeys or less. This modifier includes a broad range of ground-oriented building forms, including single-detached, semi-detached, rowhouses, townhomes, stacked townhomes, mixed-use buildings, commercial and some industrial buildings.

Lot coverage of R-C1/R-C2 development compared to R-CG:



Lot coverage is measured against the total lot size. However, when the built form footprint is measured against the available area, the change proposed in the NHCLAP is quite dramatic!

Believe it. It's already happening...

What are some of the consequences of increased lot coverage?

- no back yard
- overshadowing and loss of sunlight
- reduced privacy for neighbours
- removal of mature trees & loss of soft landscaping in the neighbourhood
- Increased flood risk (water runoff vs absorption into earth)



BYE BYE BACKYARD

Over time this change will significantly and permanently alter the character of our beloved neighbourhoods.



WHERE HAVE ALL THE TREES GONE?

Urban tree canopy is at risk and clear policy is needed to protect trees and green spaces on both public and private property.



DENSITY – DECREASED URBAN TREE CANOPY

The creation of the Guide offered Administration an unparalleled opportunity to further the goals and objectives of the MDP 2020 for **urban forest retention, protection and expansion**. Urban forests are a key component of climate resilience.

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 2020.

The NHCLAP draft (January 2021) includes Section 3.2.4 Greening the City, however, it still falls short:

- No mention of ensuring sufficient community open space, expansion of tree canopy, maintenance, the recognition that urban forest/green space is an important part of climate change and health of citizens.
- No incentive programs to preserve private trees.



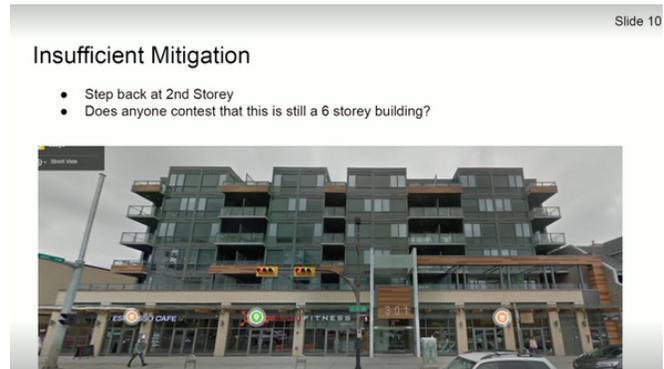
*In what world is
6 storeys "low scale"?
-Renfrew resident*

DENSITY - INCREASED HEIGHT AND MASS

Neighbourhood Local heights are generally up to 3 storeys, but heights of up to 4 and 6 storeys have also been applied in the NHCLAP areas.

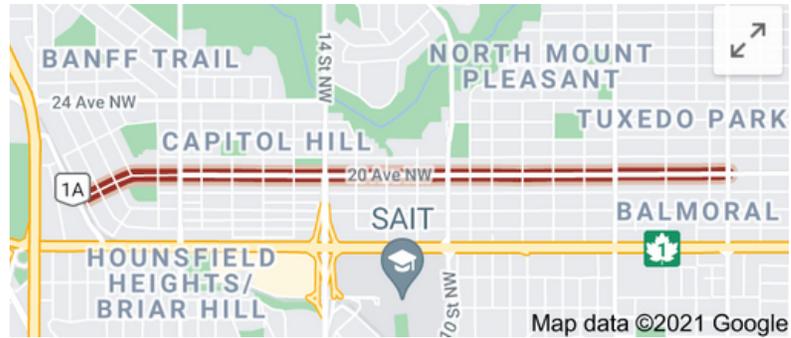
Low scale will allow for buildings up to 6 storeys on **Neighbourhood Connector** streets, which is a significant departure from R-C1/R-C2 scale and character, even for a "slightly" busier road.

If Connector streets are not scaled appropriately, it could have very drastic consequences for adjacent residents.



An example of where **Scale Modifiers** could have a drastic impact is on 20th Avenue NW.

Today this street is mostly bungalows and building heights rarely exceed 3 storeys.



This area could now see development up to 6 storeys.

6 storey mixed use buildings are not sensitive or incremental when built next to existing bungalows or 2 storey homes.

Allowing development up to 6 storeys means that, in all likelihood, developers will build to that height and not any lower.

Slide 13

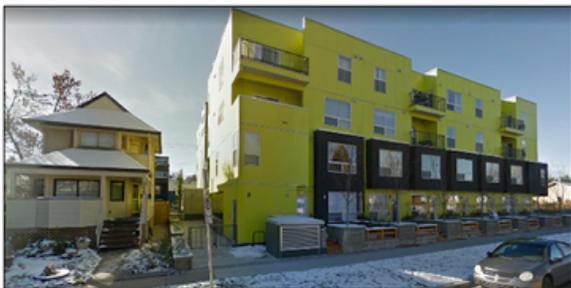
Developers will not prioritize development on Main Streets when Neighbourhood Connector real estate is cheap!

Same 6 Storey scaling applied to Main Streets & Neighborhood Streets

Edmonton Trail Renfrew Dr

What is a possible solution?

A scale differential cap of 2 storeys and/or limiting scale to 4 storeys for roads that are busier but not main arteries.



4 storeys offsetting 2 storeys



6 storeys offsetting 2 storeys

DENSITY - MISSING MIDDLE HOUSING

"Missing Middle Housing" is touted as a pivotal reason for the proposed planning changes. However, the Guide and the NHCLAP don't always use this concept as it was intended – oftentimes applying building heights and number of units well beyond what best practices state.

Q: What is "Missing Middle Housing"?

Missing Middle Housing (MMH) are multi-unit, house-scale buildings intended to be part of low-rise residential neighborhoods.

The term "Missing Middle Housing" was coined by American architect and urbanist, Daniel Parolek, in 2010. The concept highlights ways to provide more housing and more housing choices in sustainable, walkable places.

Key excerpts from Parolek's website at missingmiddlehousing.com:

The majority of Missing Middle Housing types have 4-8 units in a building, or 4-8 units on a lot in the case of a cottage court.

Most Missing Middle building types are 2 to 2.5 stories in height, with the exception of the cottage court at 1.5 stories. They have a maximum of one off-street parking space per unit.

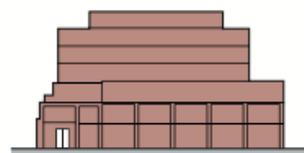
Upper Missing Middle Housing types typically have 12 units per building, with a maximum of 19 units. These are typically deeper buildings, and 3-4 stories in height. These buildings should be treated as a separate category of Missing Middle, and used very carefully in low-to-moderate intensity neighborhoods or more liberally in higher intensity neighborhoods.

Yet the lowest scale modifier in the Guide and the NHCLAP (**Limited**) ranges up to 3 storeys, followed by a maximum of 6 storeys (**Low**).



Limited

- Buildings of three storeys or less.



Low

- Buildings of six storeys or less.



This same website discusses appropriate ways to incorporate the missing middle and states that:

We've noticed people using the term "Missing Middle Housing" solely in an economic sense, to refer to the lack of attainable housing for middle income households. And while Missing Middle Housing is an excellent solution for middle income households, form, scale and context are also critical attributes. Remember that form, scale and context are a critical part of what makes Missing Middle Housing so ideal.

When applied with best practices and consideration of appropriate form and scale transitions, Missing Middle Housing types can successfully bridge different residential environments.

According to Parolak, the best practice for "Missing Middle Housing" is 2.5 stories.



Citizens would likely be more accepting of redevelopment in their area if building heights were more in scale with the surrounding homes.



"... design matters. ... By maintaining the scale and features of neighboring houses, (a) project fits into the context. Such strategies are often especially useful in established neighborhoods."

-June Williamson, architect and professor of architecture, NY, 2021

DENSITY - SPECIAL POLICY AREAS

In the proposed amendments to the Guide, Administration recommended a Special Policy Area to be used as a new tool in the LAP process to address concerns from R-C1 communities. This policy does not adequately address the concerns regarding single detached homes. Also, the policy does not include protection for R-C2 areas.

Addition (part of new Guide section):

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.

The current version of the NHCLAP does not include the Single Detached Special Policy Area.

The criteria as listed means many properties would not be eligible in R-C1 communities.

R-C2 communities are not included and have no special policy!



600 metres is approximately a 10 minute walk

"within" a transit station area is 600m
None of these properties would be eligible for the special policy area.

R-C2 communities should have the option to identify Special Policy Areas too.

“
 There has been talk about equity as a driver for the need for increased density. We've heard some scholarly material [in the March 22-24 hearing] that development actually hurts affordability. I am skeptical about increasing density, decreasing taxes, increasing efficiencies, or fighting climate change.
 -Renfrew resident

”
 For all areas, not necessarily all neighbourhoods, to have a variety of housing choice, then protection for some areas currently zoned as R1 and R2 is required.
 -Mount Pleasant resident

DENSITY - PARKING

Policies in the Guide and NHCLAP emphasize the ability for residents to walk and cycle, which is commendable but does not recognize the reality of vehicle ownership and use in Calgary.

Based on data from the Calgary and Region Travel and Activity Survey, household auto ownership was 1.85 vehicles per household in 2011. Only 7% of households owned zero vehicles, while 21% owned three or more vehicles. Even though many people use transit to get to work, they still own vehicles and need a place to park them.

Poorly planned density is effectively designing parking scarcity into our communities – along with the accompanying consequences.

As an example, a multi-unit residential development (DP2020-5446) has been proposed in Renfrew that would offer far fewer parking spaces than units.

There are 11 units total but only 6 off-street parking stalls.

The remaining cars can park on the street, right?

Wrong.

How is this 'sensitive' or contextual development? X

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

5:34:06

PARKING



- NO PARKING ALONG NORTH SIDE OF 8TH AVE: Reserved for Hug and go plus school bus parking
- SNOW ROUTE: all of 8TH Ave is a snow route, so cars need to be moved frequently – where to?
- ENDANGERING CHILDREN: Even busier street with even more cars parked will make it less safe for our children commuting to school & during school breaks
- BIKE LANE: Cannot be cleared in winter with on street parking. Already an issue.

DESIGNING A PROBLEM?

This example is only one development. What happens when there are more...?

DENSITY - PROLIFERATION OF WASTE DISPOSAL BINS

More people = more waste.

Although the Guide and NHCLAP seek to put the on-the-ground experience at the forefront of development planning, they fall short when it comes to waste disposal.

When additional units are added, where will the waste bins go? Some multi-unit buildings will have large commercial bins but this is often not designed into the development plans submitted to the City. Often the waste bins appear to be an afterthought, cluttering the alley.

Using the same Renfrew example as above (DP2020-5446), the intrusion of 33 waste bins onto residential streets and alleys does not appear to be contextually appropriate or an improvement to the on-the-ground experience of residents.

How many more waste bins can your alley accommodate?

Are waste bin cluttered streets going to be our new normal?

Clear policy is needed to safeguard against insensitive development that destroys the very fabric of the communities it is meant to enrich.



DENSITY - PRIVACY, SHADOWING, LOSS OF SUNLIGHT

Whether it is **Limited** scale or **Low** scale development, NHCLAP residents could end up with additional windows overlooking their formerly private back yards.

Additional lot coverage will place windows beside neighbouring backyards and increased building height will provide a viewing vantage point that did not exist previously.

And don't forget about the roof top gardens, patios, etc.!

Increased heights and lot coverage will also contribute to shadowing and loss of sunlight for nearby properties.



“

The importance of sunlight on our properties and public spaces cannot be understated. The wording needs to be strengthened to ensure that this issue is addressed in all new local area plans. The Guidebook as drafted gives the sense that this may be an optional ingredient, and it is much too important to leave out.

-Calgary Climate Hub, Sustainable Calgary

“

I am not powerful, wealthy, or elitist because I ask you to protect my R-C1 and R-C2 neighbourhood. We are simply at a phase of life where our family both needs and can afford this type of housing. This is not a class thing — please people, put yourselves in our shoes. - Mount Pleasant resident

”

“

I wish I had known about this process of public hearings several years ago when the rezoning of Renfrew was proposed and approved for backyard suites. I now live next to a recently built backyard suite and when someone is on the balcony of that unit, they are able to look directly into my living room and backyard. I can only imagine how much worse the proposed invasion of privacy would be with 6 storeys of balconies and how difficult it will be to sell my home when it is time to move on. -Renfrew resident

“

SUPPLEMENTARY INFORMATION

Q: How does the Guide relate to the NHCLAP process?

The Guide to Local Area Planning (the Guide) is a planning document that the City will use as a best practices reference to create Local Area Plans. When a Local Area Plan get approved, these best practices become the bylaw.

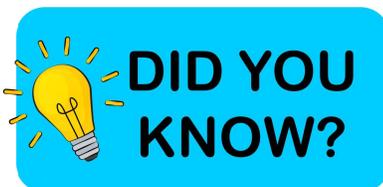
The Guide includes new policy concepts and terms, such as Connector Streets and Urban Form Categories, which are not properly defined. These unfamiliar concepts now form the cornerstone policies of the proposed NHCLAP.

The Guide — formerly the Guidebook for Great Communities — was intended to be the overarching planning document under which the local area plans were developed. Initially proposed as a statutory (legal) document, after strong citizen opposition the Guide was instead approved as information only for Administration's use (and not as a bylaw or resolution). The Guide, which had 62 amendments, was never presented to City Council for debate and a vote.

Citizens who were in opposition did not want to "kill" the Guide, they just wanted proper engagement and to get the document right.

INSTEAD

By approving the Guide as information only, any opportunity for further engagement and discussion on the Guide was eliminated.



The NHCLAP team has transferred unapproved policies from the Guide to the NHCLAP — basically a cut and paste process that disregards widespread opposition.

For more information on what's in the Guide, read the "What is the Guide to Local Area Planning" document. Visit <https://linktr.ee/NHCLAP>.

“

The North Hill Local Area Plan has been developed in tandem with the Guidebook. This has been extremely troublesome for North Hill residents because we've been dealing with two moving targets — the Guidebook and the LAP. We cannot ignore the impact this churn has on the residents of North Hill communities.
-Renfrew resident

MUNICIPAL DEVELOPMENT PLAN ALIGNMENT

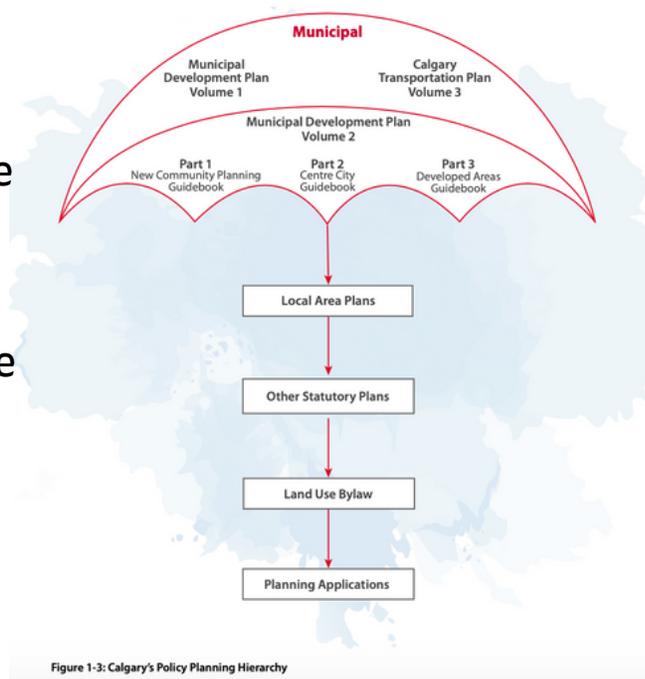
Q: What is the Municipal Development Plan?

The Municipal Development Plan (MDP) is a statutory document that sets out Calgary's vision for how to grow and develop over the next 60 years.

The process to create the Municipal Development Plan started in 2005.

In 2007, Council asked the City to create integrated plans for the future of transportation and land use.

The MDP and Calgary Transportation Plan (CTP) form an integrated land use and mobility plan that guides City decision-making. Council approved both plans in September 2009 and updated the MDP in February 2021.



Q: How do the Guide and NHCLAP align with the MDP?

Short answer: Poorly.

The Guide was introduced as the mid-level planning document that could "operationalize the MDP" and enable changes on the ground.

However, many policies in the Guide and the NHCLAP do not align with the goals of the MDP or the Established Areas Growth and Change report (City of Calgary 2016).



The NHCLAP conflicts with these MDP polices!

Section 2.2.1 of the MDP

VIBRANT AND TRANSIT-SUPPORTIVE MIXED-USE, ACTIVITY CENTRES AND MAIN STREETS

"Focusing the most intensification to defined areas provides more certainty to the development and building industries and makes redevelopment more predictable for existing communities by lessening the impact on stable, low density areas."

According to the Established Areas Growth and Change report (City of Calgary 2016), the disruption of neighbourhoods to meet the MDP densification targets is totally unnecessary.

THE ONE-SIZE-FITS-ALL TEMPLATE FOR DENSIFICATION OF NEIGHBOURHOODS VIOLATES ALL FOUR MDP POLICIES.

The NHCLAP will undermine two key principles of the MDP which are:

1. Focus densification on transit-supportive, mixed-use activity centres and main streets.

2. Ensure long-term stability and preservation of character of existing low-density neighbourhoods, ensuring no dramatic contrasts in physical development patterns.

Section 2.3.2 of the MDP

RESPECTING AND ENHANCING NEIGHBOURHOOD CHARACTER, Policies

"a. Respect the existing character of low density residential areas, while still allowing for innovative and creative designs that foster distinctiveness.

b. Ensure an appropriate transition of development intensity, uses and built form between areas of higher and lower intensity, such as low-density residential areas and more intensive multi-residential or commercial areas.

c. Ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern.

d. Ensure that the preparation of local area plans includes community engagement early in the decision making process that identifies and addresses local character, community needs and appropriate development transitions with existing neighbourhoods."

Q: Since the MDP was established in 2009, is Calgary meeting its goals?

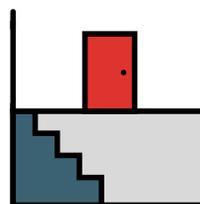
Calgary is close to meeting its density targets. The 60-year goal is 27 people per hectare, and we are already at 25 people per hectare. ¹

In 2020, City administration recommended revisiting how the 50-50 split — distributing growth between established and new communities — is measured. ²

One challenge Administration found with the MDP, is that it wasn't capturing areas of success very well; it only accounted for overall spread of density.



Communities like the Beltline have increased in population 40 per cent since 2009.



Secondary suites and laneway houses are not counted in density calculations.

There are no clearly articulated targets, trends or demographics included in the NHCLAP (or the Guide). There is no consideration for where density gains are already being encouraged and accomplished. Density targets can be met by using sensitive infill and available opportunities in nodes and corridors.

The calculations to determine how density is measured and how much is actually needed needs to be revisited and based on up-to-date information.

1 - Plan It Calgary, 10 Years Later, Sprawlcast, The Sprawl, 2020, <https://podcasts.apple.com/ca/podcast/plan-it-calgary-10-years-later/id1360494299?i=1000467716299> (at 08:15)

2 - Plan It Calgary, 10 Years Later, Sprawlcast, The Sprawl, 2020, <https://podcasts.apple.com/ca/podcast/plan-it-calgary-10-years-later/id1360494299?i=1000467716299> (Chris Blaschuck, City of Calgary comments on Next 20 at 09:30)

HERITAGE POLICIES

Adding density to the inner-city will most likely lead to the tear-down of heritage buildings. The Guide policies enable the definition of guidelines for heritage areas on a blockface (one side of a street between two corners), but it does little to assist with the **retention of heritage buildings** and the low scale nature of heritage areas.

The **heritage area guideline tool** can identify architectural features such as roof-pitch, window patterns, front gables or porches. It will not allow limitations to the number of units, the parcel size or the land use designation (zoning) of land parcels.



As the policies of the Guide favour the upzoning of inner-city communities, the fear is that **developers will be incentivized to demolish** older buildings for profit, replacing heritage assets with new development that has much bigger lot coverage and massing. Heritage homes located on low-activity collectors streets are particularly at risk.

- 1** The Guide policies should **respect and enhance neighbourhood character**, not simply “create” great communities, as the Municipal Development Plan (section 2.3.2) indicates.
- 2** **Patterns of streetscape and individual community-based policies** must be defined to ensure that Calgary continues to grow and evolve as a mosaic of diverse communities.

3 Heritage policies need to be improved to **respect entire areas with heritage value**. New development should be compatible with abutting heritage sites. Heritage guidelines should apply to lots near or adjacent to heritage commercial areas, as well as collector streets.

Guidelines should address **parcel size, lot coverage, maximum height, front and side setbacks**.

A **heritage guideline district tool** should be added to identify areas with heritage value according to the presence of heritage assets and heritage sites.

4 Metrics are needed to **track the retention of heritage assets**, as well as **identify sites** for repurposing in the local area planning process.



Balmoral Workers Cottages (1912)
Tuxedo Park



Craftsman style Single Dwelling (1911)
Winston Heights Mountview



John Steinbrecher Residence (1907)
Crescent Heights



Madden (Cook) Residence (1911)
Rosedale

LACK OF ENGAGEMENT

Q: The City claims it did plenty of public engagement, so why are citizens saying it did not?

The NCHLAP working group was struck in 2018. The group consisted of 32 members including 10 representatives from area Community or Business Improvement Associations, 3 representatives from the Property Development Industry and 19 members from the community at large.

This approach **did not ensure broad community awareness** of the significant planning and development changes proposed for established neighbourhoods.

Some community associations such as Renfrew and Mount Pleasant have submitted formal support for the NHCLAP, despite the disagreement of a substantial number of community residents.

Given the magnitude of the proposed changes, it is critical that the City prioritize direct consultation and engagement with residents.



I asked to be included in the task force when I first heard about it (mid 2019) but I was told it was full. I was told I could still "influence" the process by my councillor's office, but I have NEVER been able to do so. I think the only people who feel engaged are the few CA members that were on this task force and happen to support this document. - Mount Pleasant resident

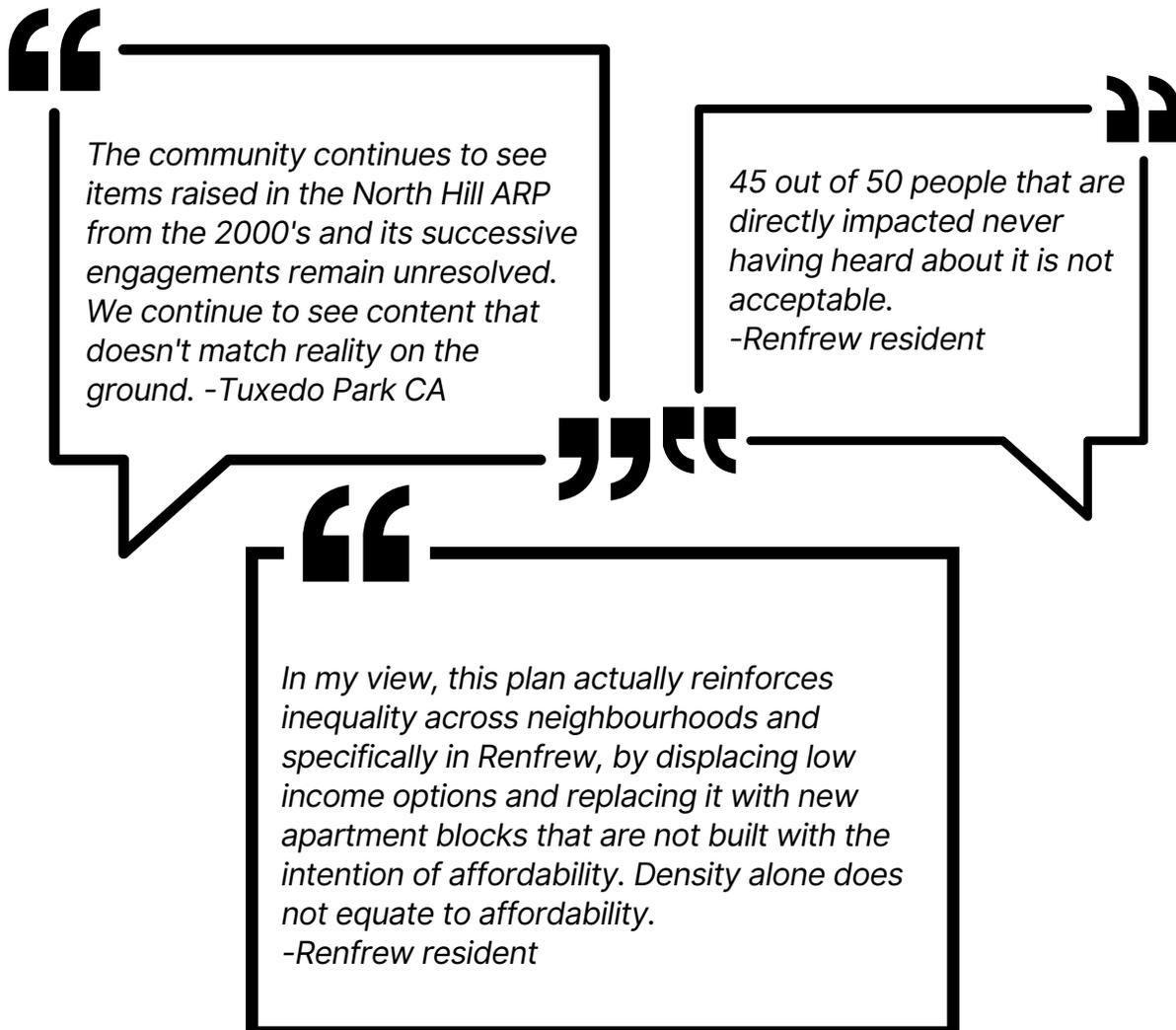
The name itself was confusing and misleading, and some people confused the North Hill LAP with improvements to the North Hill Mall, not realizing their community was involved.

Where are we now?

The NHCLAP process to date has focused on “telling” about the NHCLAP. It has been an exercise in “Decide and Inform”, not “Propose and Engage”.

The City’s engagement cannot simply be a one-way delivery of information; it must be a dialogue, with a good faith willingness to consider differing perspectives, analysis, and options. A third-party review of feedback including online comments would help ensure the views of citizens are fully represented.

The selective and limited NCHLAP process is not “meaningful public engagement”. **The City must directly seek out and facilitate the involvement of those potentially affected by or interested in the NCHLAP decisions.** This includes input from community residents in designing how they participate in the process, to enable a dialogue and a real exploration of options.



Whether public engagement is meaningful or not depends on whether it:

- provides people with useful information to understand what is being discussed,
- gives participants the opportunity to explore compromises
- ensures that their input has a tangible impact on the issue or decision
- communicates to them, precisely, how their input was used.

The public has yet to be provided with concrete data to validate the need for drastic density changes that pose significant risk of destabilization in established communities.

What needs to be done?

The City needs to restart its engagement process and focus on direct consultation with community residents. Once this has been completed, an amended NHCLAP must undergo a public hearing before any vote to approve this transformational plan.

There is significant opposition from many of the residents in the NHCLAP communities.

A change.org petition to delay the NHCLAP has collected over **800 signatures** (as of June 13, 2021) from Calgarians.

The screenshot shows a change.org petition page. At the top, the change.org logo is on the left, and navigation links for 'Start a petition', 'My petitions', 'Browse', and 'Membership' are in the center. A search icon and a smiley face icon are on the right. Below the navigation is a horizontal line with 'Petition details' (underlined), 'Comments', and 'Updates'. The main title of the petition is 'Delay North Hill Communities Local Area Plan'. Below the title is a progress bar showing '795 have signed. Let's get to 1,000!'. To the right of the progress bar is a green checkmark icon and the text 'At 1,000 signatures, this petition is more likely to be featured in recommendations!'. Below this is a yellow speech bubble icon and the text 'Concerned Citizen Calgary, Canada'. There is a text input field with the placeholder 'I'm signing because... (optional)'. Below the input field is a checked checkbox with the text 'Display my name and comment on this petition'. At the bottom is a red button with a lock icon and the text 'Sign this petition'. On the right side of the page, there is a yellow speech bubble with a red arrow pointing left and the text 'SIGN HERE'. The main content area features two images: the left one shows a modern multi-story residential building, and the right one shows a street view with a red box highlighting a 'Limited Scale' area. Below the images is the text 'North Hill Local Area Plan Residential Forms (Limited Scale is lowest density form)' and 'Low Scale 6 Storey: offsetting 2 Storey' and 'Limited Scale: Full Lot Coverage / Loss of Trees'. At the bottom left, there is a profile icon and the text 'North Hill Communities started this petition to Mayor Nenshi and Members of Council'. Below that is the text 'Please follow instructions on how to sign (see instructions at the end)'.

Q: Why won't there be another public hearing for the NHCLAP?

On May 19, 2021 Administration announced that when the NHCLAP goes to council for approval on June 21, 2021, it will NOT be accompanied by a public hearing – despite the numerous amendments that were made.

A revised NHCLAP – which will be a statutory document (i.e. bylaw) – was released on June 1, 2021, with unapproved Guide policies being pasted into it.



Q: Shouldn't the NHCLAP citizens be engaged on these major changes?

Yes! Administration needs to complete the redraft of the NHCLAP and then bring it back to the nine communities for their input before presenting it for approval at Council. Engagement is not a one-time consultation – it must be an ongoing dialogue particularly when changes are made to the plan.

Q: Is there a defined process for how communities must be involved in an LAP process?

No, there was no formal structure set out in the Guide. Current engagement requirements are inadequate and do not reflect resident concerns or best practices in public engagement policy.

Considering the number of citizens who felt left in the dark or ignored during the Guide and NHCLAP processes, this process clearly needs improvement.



"The Guide should have laid out quantifiable measures for resident engagement - ie. demonstrate a given percentage of the community has been engaged (attended a session or answered a survey) - this would help ensure that a few don't speak for their community. If the City is going to rely on their CAs to engage / inform their communities, they must ensure that this is being done.

- Mount Pleasant resident

Some suggestions:

Each LAP process should have an engagement process that is designed in collaboration with the stakeholders – design together WITH them not FOR them. Each community should help design the process for engagement that will work for them.

The number of people currently included in an LAP working group is grossly inadequate: 32 people for 9 communities. This means that only 1 - 2 representatives per community are at the table making decisions for the entire community. How will those individuals be held accountable to representing the community as a whole?

Conflict of interest must be transparent. Some community associations who support the proposed planning changes include individual members who will personally benefit or were heavily influenced by companies who will profit from the proposed planning changes. They should not be able to influence the outcome.

"In my view this plan actually reinforces inequality across neighbourhoods and specifically in Renfrew, by displacing low income options and replacing it with new apartment blocks that are not built with the intention of affordability. Density alone does not equate to affordability. - Renfrew resident

"Get rid of the meaningless ads with the flowery language. Get some clear information out to the residents with some meaningful engagement. Tell us what you are doing and explain why, and give us enough time to review the information. Sometimes it has been as short as two weeks. - Crescent Heights resident

Below is a citizen-proposed Guidebook amendment that was not adopted into the Guide:

A local area plan process should:

- i. include the creation of a Local Area Plan Advisory Committee composed of representatives from each community, industry, and other stakeholders as appropriate;
- ii. include community collaboration early in the planning process to identify and address local character, community needs and appropriate development transitions within existing neighbourhoods;
- iii. have no fewer than 3 representatives on the Advisory Committee for each community;
- iv. ensure that the representatives agree to communicate regularly with their communities through the Community Association or Residents Association;
- v. ensure that only members of the Local area Plan Advisory Committee will be able to participate in meetings of the committee, however, all meetings of the committee will be open to the public;
- vii. provide minutes that will be circulated to individual communities and Committee members after each meeting and will be ratified by the Committee at the subsequent meeting; and,
- viii. provide all residents and relevant stakeholders with an opportunity to review the proposed Local Area Plan and provide feedback at a Community Association-run, City-sponsored, Town Hall before the draft Local Area Plan is completed.



Q: Are there other LAPs happening in Calgary?

Yes, work has begun on six (6) LAPs across the city, although the progression of these LAPs is varied – some are in the "engagement or evaluate" phase, while others are paused.



PAUSED **4 – Riley**
Hillhurst
Hounsfield Heights/
Briar Hill
Sunnyside
West Hillhurst

FINAL PHASE: REALIZE **5 – North Hill**
Highland Park
Capitol Hill
~~Crescent Heights~~
Mount Pleasant
Rosedale
Renfrew
Tuxedo Park

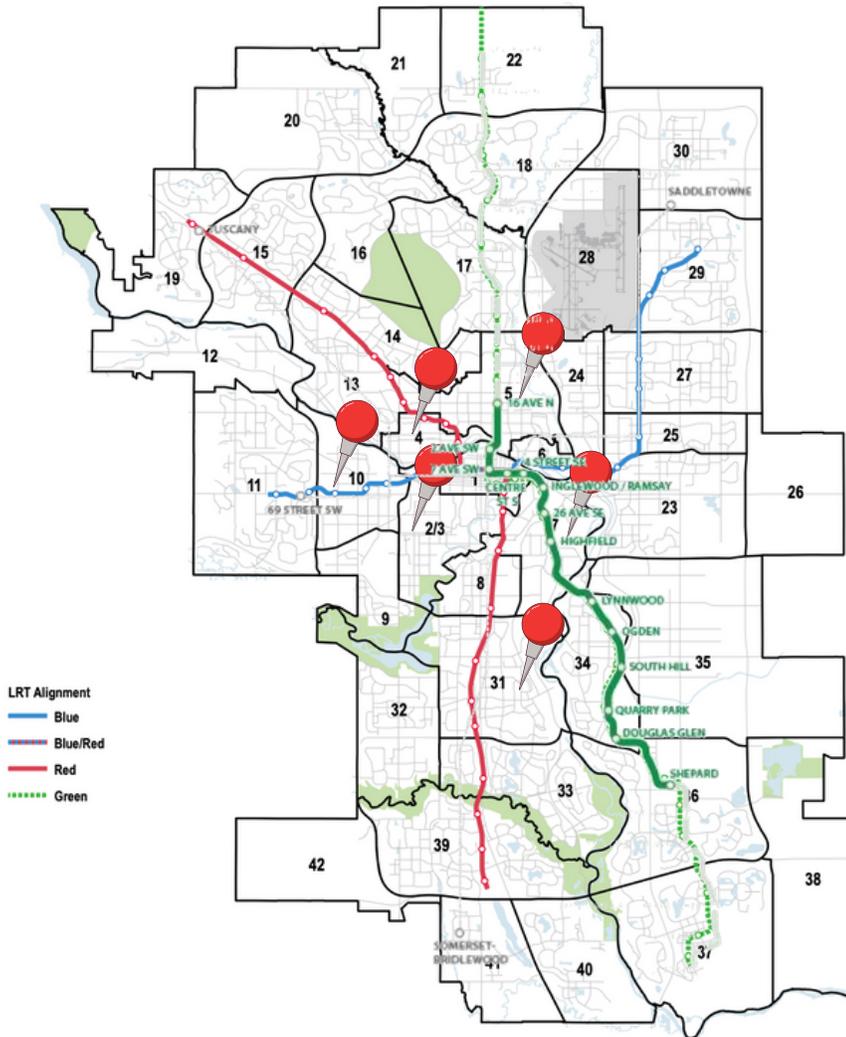
REQUESTED REMOVAL **Winston Heights/
Mountview
Thorncliffe
Bridgeland** **WITHDRAWN**

PAUSED **7 – Historic East Calgary**
~~Inglewood~~ **WITHDRAWN**
Ramsay

PAUSED **2/3 – West Elbow**
Bankview
Cliff Bungalow
Lower Mount Royal
Mission
Upper Mount Royal
Erlton
Rideau Park
Roxboro
Altadore
Elbow Park
Richmond EAST OF CROWCHILD
Garrison Woods
North Glenmore
Scarboro EAST OF CROWCHILD
South Calgary
Sunalta East

PHASE 2: EVALUATE **31 – Heritage**
Acadia
Fairview
Chinook Park
Eagle Ridge
Haysboro
Kelvin Grove
Kingsland
Southwood
Maple Ridge
Willow Park

Multi-Community Local Area Plan Map



*area boundaries may change subject to further review

PHASE 2: EVALUATE **10 – Westbrook**
Killarney/Glengarry
Richmond WEST OF CROWCHILD
Scarboro WEST OF CROWCHILD
Sunalta West
Shaganappi

Glenbrook
Glendale
Rosscarrock
Spruce Cliff
Westgate
Wildwood



Historic East Calgary was the original pilot LAP

The Historic East Calgary LAP was supposed to be the first multi-community plan, but it did not go as planned.

Triggered by the proposed Green Line and informed by the Developed Areas Guidebook, in 2016 the City began work on revised individual ARPs for both Inglewood and Ramsay.

In 2018, the City combined the 2017 Draft Inglewood and Ramsay Area Redevelopment Plans (ARPs) into The Historic East Calgary Area Redevelopment Plan (ARP) draft document. The goal for The Historic East Calgary ARP is to allow the two communities to share a similar approach to growth while recognizing the differences between the two communities.



The engagement process was problematic – communities did not feel heard or respected. Eventually, trust was too eroded to proceed, and in 2019 an external mediation consultant was brought in to assist in repairing the relationship between the City and communities.

In 2021 Inglewood formally withdrew from the process.

“We're all just tired. We've been at it for years and although I really care what happens [with the Guidebook] I just don't have anything left to give. I just don't trust any result will come of it after our experience with the ARPs. -Ramsay resident

“As far back as 2002 I was involved with trying to get a new ARP for Inglewood. We were ignored until the Green Line was rolled out, and in 2016 the City finally began work on our revised ARP — we were excited and hopeful. Things started off on a positive note but over the next couple years the City was generating drafts that were 180 degrees to the community feedback. Eventually all trust was gone and we pulled out of the process altogether. -Inglewood resident

Understanding the NHCLAP

Here are the critical pieces to understand as we discuss the NHCLAP:

- **Local area plans** are multi-community and will replace existing individual community Area Redevelopment Plans (ARPs) and similar policy documents.

For example, whereas a community may have previously had its own ARP, it will now be combined into the NHCLAP alongside 9 other communities – each with its own unique development demands and community character.

- **Urban Form Categories** describe the primary community functions (housing, commercial, industrial, regional campus, parks, civic and recreation, and natural areas). This is new terminology created for the Guide, but not currently defined in the Land Use Bylaw.

Similarly, the term “Neighbourhood Connector” originated in the Guide and does not have a definition in the Land Use Bylaw. Since Connector streets will allow for development up to 6 storeys, how will it be determined which streets are “Connectors”?

- **Policy modifiers** modify urban form categories to respond to the local context.

For example, a Vehicle-Oriented modifier would allow vehicle-focused uses (such as a gas station) and Commercial Flex identifies areas that have potential for higher street-level activity.

- **Building scale** is another type of modifier that will interact with the urban form categories to respond to the local context.

For example, **Limited** scale accommodates residential buildings of three storeys or less, including single- detached, semi-detached, rowhouses, townhomes, mixed-use buildings, commercial and industrial transition buildings. It is the lowest form of density available.

While these and more of the content in the Guide and subsequently the NHCLAP may be well-meaning, **nuanced community impacts are being glossed over in favor of a blanket densification approach.**

Neighbourhood urban form categories

The City proposes to move from the current use-based zoning to a form-based zoning system. This constitutes a MAJOR shift in our planning system.

Within the NHCLAP, there are thirteen **urban form categories** that direct built form in a community.

The **Neighbourhood** urban form categories will dictate what type of development will be allowed on residential streets.

Neighbourhood Local areas will be required to support a range of low density housing forms.

Neighbourhood Connector areas are characterized by a broad range of housing types along higher activity streets.

Neighbourhood Flex areas are characterized by a range of commercial and residential uses.

Neighbourhood Commercial areas are characterized by a range of commercial uses. Buildings are oriented to the street with units that support commercial uses on the ground floor facing the higher activity street with a range of uses integrated behind or located above.

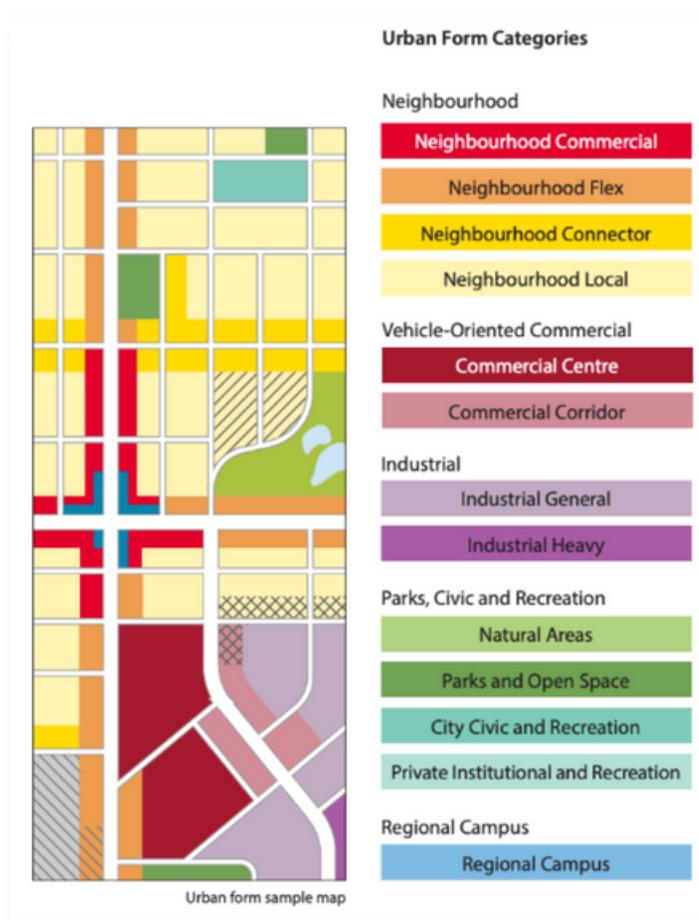
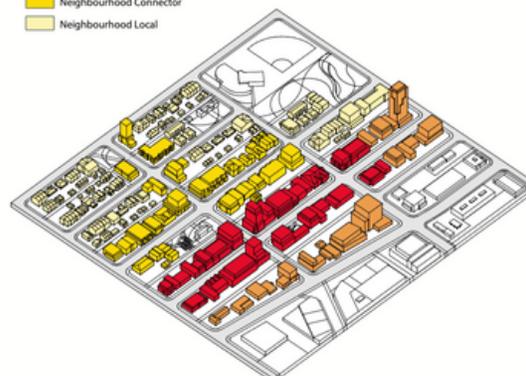
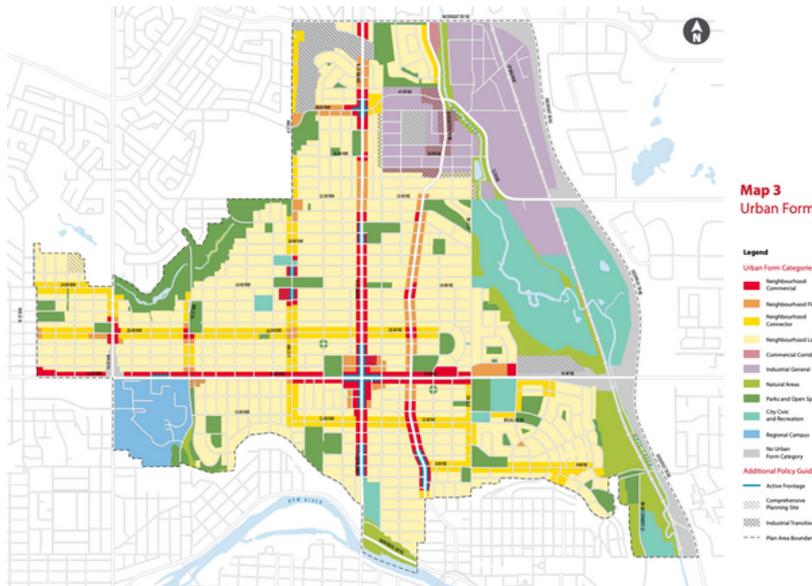


Figure 9: Neighbourhood Urban Form Categories

■ Neighbourhood Commercial
■ Neighbourhood Flex
■ Neighbourhood Connector
■ Neighbourhood Local



It is the **Neighbourhood Local** and **Neighbourhood Connector** areas (the light and dark yellow areas below) that are causing homeowners concern.



Why the concern?

Because this is where the contentious scale modifiers of **Limited** scale and **Low** scale will come into effect.

Limited scale is a significant departure from R-C1 and R-C2 development and could result in a drastic changes to neighbourhood character.

Increased height and lot coverage could have impacts on privacy, shading, loss of tree canopy, and drainage issues.

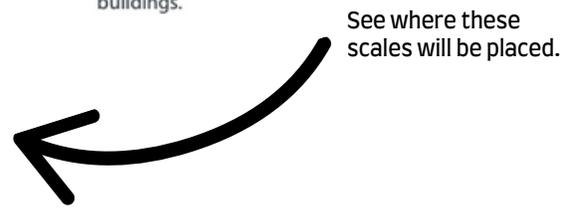
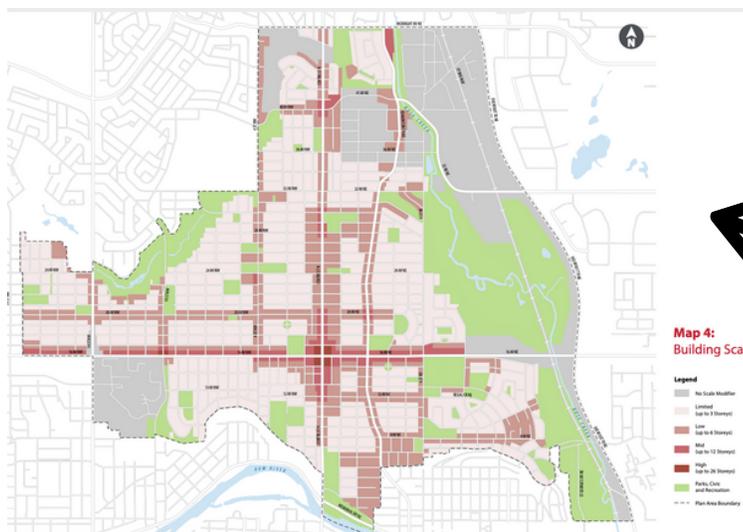


Limited

- 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.



See where these scales will be placed.

NORTH HILL COMMUNITIES LOCAL AREA PLAN TIMELINE

Work on the NHCLAP began in 2018 with the creation of a 32 person working group of community and industry stakeholders.



At the February 3, 2021 meeting of the Planning and Urban Development Standing Policy Committee, **59 citizens** voiced their opinions on the NHCLAP in addition to the many letters submitted on the matter. The committee recommended that the NHCLAP be presented for approval at the March 22, 2021 Combined Meeting of Council.

At the March 22-24, 2021 Combined Meeting of Council over **130 citizens** provided feedback directly, with 24 people speaking specifically to the NHCLAP. The NHCLAP was tabled to the April 12, 2021 Combined Meeting of Council.



On April 12, 2021, Council referred the NHCLAP back to Administration to incorporate amendments, policies from the Guide for Local Area Planning, and report directly to Council no later than June 21, 2021. Council also approved two motions arising related to the North Hill Communities Plan.

The revised NHCLAP was released publicly on June 1, 2021. It contains many of the unapproved policies from the rejected Guidebook to Great Communities.



On June 21, 2021, the revised NHCLAP will be presented at the Combined Meeting of Council for approval as a statutory document (bylaw) without a public hearing.

HOW YOU CAN HELP

Widespread community effort is required to ensure Council understands how all stakeholders feel about the proposed North Hill Communities Local Area Plan.

1 SIGN THE CHANGE.ORG LETTER

SUBMIT AT: change.org/p/delay-north-hill-communities-local-area-plan

2 EMAIL THE MAYOR AND CITY COUNCILLORS

SUBMIT AT: calgary.ca/publicsubmission

SEND TO: Mayor: themayor@calgary.ca
Council: cityclerk@calgary.ca
Council: councillorweb@calgary.ca

3 CC: YOUR COMMUNITY ASSOCIATION ON ANY COMMUNICATION TO COUNCIL

4 ENGAGE YOUR FRIENDS AND NEIGHBOURS

5 ENGAGE ON SOCIAL MEDIA

 [Calgarians for Great Communities group](#)

 [#NHCLAP](#) [#yycplan](#)

 NHCLAP.ca

 linktr.ee/NHCLAP for links to NHCLAP resources



Your Worship and City Councillors,

June 14, 2021

The North Hill Communities Local Area Plan (NHCLAP) is non-compliant with the Municipal Development Plan¹ (MDP). The NHCLAP must comply with this statutory document as indicated by policy **1.4.6 Local Area Plans** in the MDP; *all local area area plans must be consistent with the MDP. In the event of a conflict of inconsistency between the MDP and Local Area Plan, the MDP will prevail.* Therefore we are asking that the City halt it's planned June 21st council vote related to this plan.

The goal of increased density in the inner-city is important, but the current plan does not meet the requirements of the MDP (or the Guide for Local Area Planning) for how growth is focused, and as such must not proceed. The violation of the requirements is egregious. In this letter we lay out some of these NHCLAP non-compliance issues, and thank you for taking the time to absorb the technical details.

The MDP outlines growth policies that stipulate that the 'greater share of new growth' should be directed towards Main Streets and Activity Centres. Unfortunately, the NHCLAP seems to have ignored the requirement for the direction of growth and lessening impact in the community of Renfrew. In fact in Renfrew, according to volumetric calculations, only 25.5% of the growth has been directed to these areas. **This is unequivocally non-compliant, and is exceptionally far from a 'greater share'!**

The Guidebook for Great Communities (renamed to the Guide for Local Area Planning) has simplified some of the requirements into the following policy.

2.1 Community Growth Policies

The following policies provide direction to implement the Municipal Development Plan and the goals of the Guidebook.

- a. A local area plan should:
 - i. direct a greater share of growth and the highest intensities to **Activity Centres, Main Streets, transit station areas** and other areas of moderate to high activity;
 - ii. support areas with high-quality transit service and **infrastructure** with higher intensity development, such as the **core zone** of a **transit station area**;
 - iii. concentrate people and jobs at densities that support transit, commercial opportunities and other services;
 - iv. provide diverse housing and employment opportunities that are easily accessible by various modes of travel;
 - v. support locating housing opportunities and employment concentrations close to each other;
 - vi. support development of a broad range of industrial opportunities and protect the integrity of existing industrial areas; and,
 - vii. direct new development to locations that optimize **public infrastructure**, facilities and investment.

Figure 1: Guide for Local Area Planning Interpretation of MDP Requirements

¹ Updated in 2020

It would be incorrect to argue that the non-compliance in the community of Renfrew can be mitigated by lessening the density growth in other communities' residential areas within the NHCLAP. Over-burdening Renfrew with inappropriate residential density and then using lesser densification on other communities as a justification would run contrary to the MDP concept of 'Complete Communities'. Based on the MDP definition, Renfrew is a community. As such, it must be treated as its own, separate, entity when considering growth distribution.

The MDP unambiguously lays out the locations of Main Streets and Activity Centres and, as mentioned earlier, mandates that a greater share of growth be directed to these areas. In the context of the NHCLAP, the Main Streets and Activity Centres are:

1. Urban Main Streets: 16th Ave N, Centre St. N, Edmonton Trail
2. Neighbourhood Main Streets: 4th St. NW
3. Activity Centres: Two centres near the intersection of 16 Ave N and 14 St NW

Appendix 1, of this letter, outlines the growth areas as defined in 2.1.a.i of the guide. Based on the characteristics of Renfrew, only the Urban main streets category applies and thus the MDP requires that the **greater portion of development in Renfrew should be directed towards Edmonton Trail and 16th Avenue N. This has not been adhered to.** Again, the violation is glaring. Only 25.5% of the development is focused on these streets, while the vast majority is not.

The blue polygons below represent the area where the greater share of the development should be focused. Yet, the current NHCLAP has 74.5%² of the growth outside of these areas.

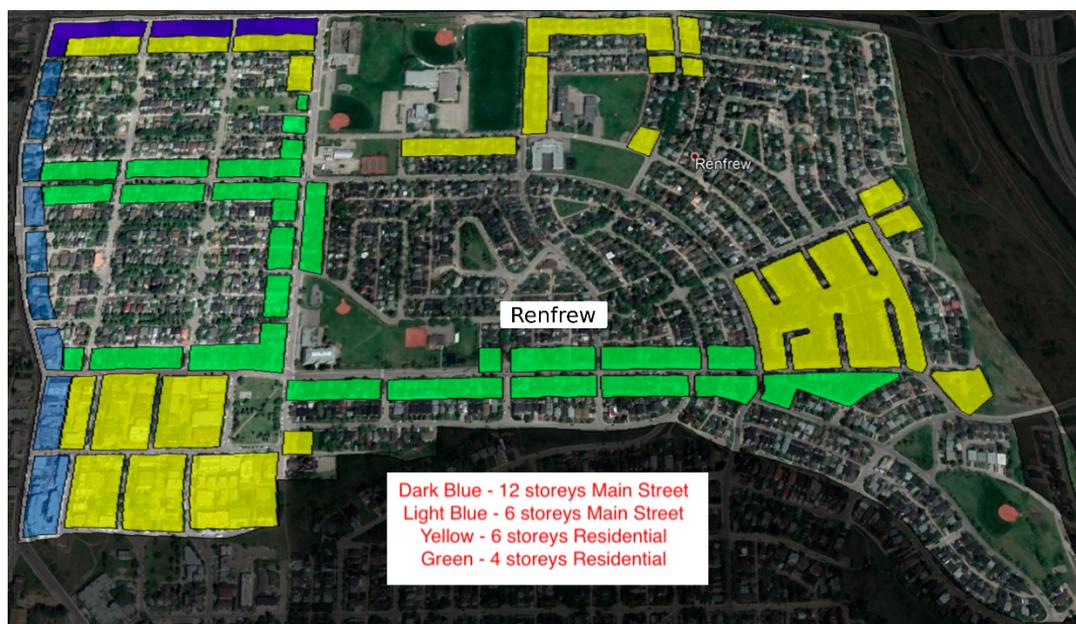


Figure 2: North Hill Communities Local Area Plan Growth in Violation of MDP (Renfrew Focus)

² This map includes the April 12 amendments

The opposition to the current plan is not based on barring development inside the community, but rather for the LAP to act in accordance with the MDP development principal that states: *'Focusing most intensification to defined areas provides more certainty to the development and building industries and makes redevelopment more predictable for existing communities by lessening the impact on stable, low-density areas.'*

The MDP requirements are reasonable, and are designed to work in harmony with communities. This violation of the requirements gives no consideration to existing residents who will be left dealing with inappropriate and excessive development in their community.

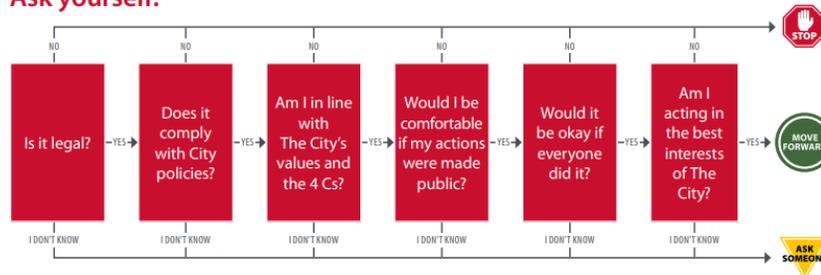
If you are ever unsure...

Use the Code Decision Tool

Sometimes we know something is wrong – it just feels wrong. Other times, it can be hard to tell if an action we want to take

breaks a City Code of Conduct policy or not. When you're in this kind of situation, ask yourself the questions in the Code Decision Tool below.

Ask yourself:



IT'S YOUR RESPONSIBILITY TO FOLLOW THE CODE OF CONDUCT.

Make sure you know before you act. If you are unsure, ask someone who knows.

Figure 3: Calgary City Code of Conduct (Code Decision Tool)

We have tried to convey this violation to deaf ears, which is disheartening given that the City Code of Conduct clearly indicates that non-compliance with the MDP necessitates the stoppage of this plan. The city planners that worked on the NHCLAP also have a legislated Code of Conduct that states they *must act in accordance with all applicable legislation and other laws*, similarly indicating that they should amend this plan prior to proceeding with a council vote

Please consider the legal and code of conduct obligations, and STOP the plan so these issues can be examined and resolved prior to proceeding. If you would like to discuss this further, we can be reached at renfrew.residents.association@gmail.com.

Sincerely,

Renfrew Residents Association

www.renfrewresidents.com

Appendix 1: Renfrew Growth Areas

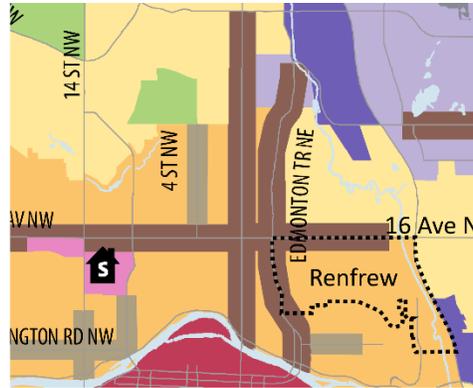
In this appendix, the areas that are required to be the focus of growth are analyzed for the community of Renfrew. These are based on the MDP and the Guide for Local Area Planning.

Renfrew has: two Main Streets (16th Ave N, and Ed. Tr. N), no Activity Centres, no Neighbourhood Main Streets, no significant transit stations, and very few connector streets. Each one of these elements is detailed here:

Renfrew Characteristics (see Appendix for addition info):

1. Activity Centres: **None (based on Guide for Local Area Planning and MDP map)**
 - none as defined in the MDP (Guide for Local Area Planning references MDP)
 - See appendix Figure 4 for MDP applicable Renfrew details
 - the Guide for Local Area Planning defines Activity Centres on 20th Avenue N (none in Renfrew)
2. Urban Main Streets: **16th Avenue N, Edmonton Tr. N**
 - as defined in the MDP (Guide for Local Area Planning references MDP)
 - See appendix Figure 2 for Renfrew details
3. Neighbourhood Main Streets: **None (based on MDP map)**
 - as defined in the MDP (Guide for Local Area Planning references MDP) (none in Renfrew)
 - See appendix Figure 2 for Renfrew details
4. Transit Station Areas: **None (based on MDP map)**
 - Called out but not defined in the Guide for Local Area Planning
 - MDP Map 2 shows no significant network except for Edmonton Tr N and 16 Ave N.
5. Other areas of high to moderate activity: **Insignificant (based on Activity levels map)**
 - Activity levels presented to the Working Group are well below 'moderate or high intensity for most of Renfrew (see Figure 7) and therefore the growth applied is inappropriate
 - A reference to this requirement could not be found in the MDP.
 - **Not defined in the Guide for Local Area Planning** and therefore assumed to be a very small portion of the development as it was not significant enough to define.
 - Speed limit is 40 km/h for the majority of remaining residential streets with implementation of the new City of Calgary bylaw. In order for these streets to be designated as 40km/h, per the City of Calgary Technical Selection Criteria, these residential streets:
 - i. do not serve a collector function (connect multiple residential roads to arterial roads)
 - ii. do not provide a connection to another collector roadway or loop back to itself
 - iii. do not carry high traffic volumes (> 2000 vehicles/day)
 - iv. do not connect to two higher class roadways or satisfy other criteria on the list if the road is less than 500 metres

Appendix 2: MDP Maps



Urban Structure
(By Land Use Typology)

Activity Centres

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

Main Streets

- Urban Main Street
- Neighbourhood Main Street

Developed Residential

- Inner City
- Established

Developing Residential

- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

Industrial

- Industrial - Employee Intensive
- Standard Industrial

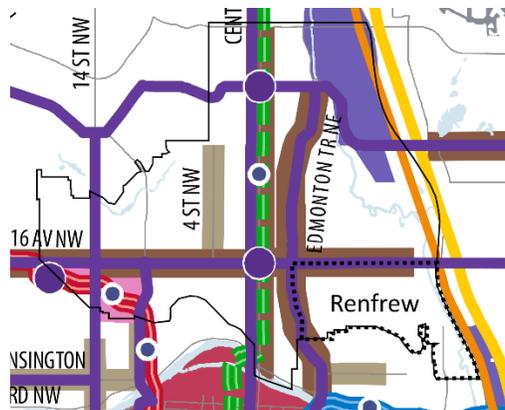
Major Public Open Space

- Major Public Open Space
- Public Utility

Balanced Growth Boundary

- Hospital
- University
- Transportation/Utility Corridor
- City Limits

Figure 4: From MDP Map 1 Urban Forms (Renfrew Focus)



Legend

Primary Transit Network

- (Frequent, Fast, Reliable, Connected)
<10 min. Frequency, 15 hours/day, 7 days/week>
- Primary Transit Network (mode to be determined based on corridor development)
- Primary Transit Network (dependent on supportive land use)
- ➔ Connection to Route in Region

- Regional Commuter Rail Corridor
- High Speed Rail Corridor
Calgary - Edmonton
- Primary Transit Hub
- Regional/ Inter City Gateway Hub
- Transit Centres

- Red Line LRT
- Blue Line LRT
- Downtown LRT Line
- Future Green Line LRT
- Transportation/Utility Corridor
- City Limits

Figure 5: From MDP Map 2 Primary Transit Network (Renfrew Focus)

Appendix 3: City of Calgary Maps



Figure 6: From City of Calgary Speed Limits (Almost no 50 km/hr streets)



Figure 7: Activity Levels From North Hill Working Group Session 4 PowerPoint Presentation³

³ Source: session-4-presentation-final.pdf. <https://engage.calgary.ca/NorthHill/WorkingGroup>

**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)	Heather
Last name (required)	Macdonald
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	North Hill Communities Local Area Plan
Date of meeting	Jun 21, 2021

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

I am a resident of Winston Heights/ Mountview and I am writing to urge Council to SUPPORT the North Hill Local Area Plan. This is a thoughtful planning document that provides a sustainable path forward for the included communities and is much needed given the redevelopment that has been occurring in our communities without a current plan. This plan encompasses best practices and forward thinking and has seen thousands of hours of volunteer time and input dedicated to its development, it has not been rushed. I would hate to see time, effort and resources thrown out the window in favour of a lobbyist group that do not even reside in our communities. Stop delaying it's approval and please approve this plan today.

Heather Macdonald
Resident of Winston Heights.

The City of Calgary
Office of the Councillors
P.O. Box 2100, Station M
Calgary, AB, Canada T2P 2M5

May 21, 2021

SIGNATURES UPDATED ON JUNE 14, 2021

His Worship Mayor Nenshi and Members of Council,

Re: NORTH HILL COMMUNITIES LOCAL AREA PLAN

We respectfully request that the Mayor and Council **delay the date of June 21st, 2021 for the North Hill Communities Local Area Plan (NHCLAP) approval and instruct Administration to consult with the nine communities involved.** For this plan to be successful we feel it is imperative that the City facilitate and demonstrate significant awareness, participation, and support of affected citizens.

The first completed draft of the NHCLAP was introduced to the public on February 24, 2020. Two more revisions will be completed by June 1st, 2021. * **The nine communities the NHCLAP is intended to serve have not been consulted on the subsequent versions.** The June 1st, 2021 revisions will include policies drawn from the Guidebook for Great Communities (now the Guide for Local Area Plans) including 62 further amendments. **This Guide was accepted as a “for information” guide for Administration to use and was not approved by Council by resolution or bylaw,** and saw formidable public concern as expressed during the Public Hearing March 22-24th.

Community Associations and individual residents have never been provided with adequate time to review one of the “finished” versions of the NHCLAP. All feedback has been controlled by the City engagement practices. The public has only been able to see the “finished” plan(s) fleetingly before deadlines to submit to Special Policy Committee (SPC) or Council have arrived, and no Community Association or resident will have seen this latest version until it is released by June 1, 2021. Instead of complete conversations amongst residents, Community Associations, and City staff on the proposed drafts, we have been continually faced with the choice to either oppose or support.

We ask again that the Mayor and Council take the time to listen to resident requests and direct Administration to undergo the following: ensure residents are informed of the plan contents and potential impacts to their homes, parks, roads, and businesses through a mail out to affected addresses and conduct meaningful cooperative engagement and consultation with affected residents before returning to Council for approval.

A successful plan is one that has the participation and support of the people it affects. For the NHCLAP to be the success the City envisions, please give us the time and opportunity to contribute to its success.

The process followed by the City has been gruelling for Community Association volunteers and individual residents who are overwhelmed, possibly unintentionally ignorant of the contents and impacts of the plan, and dealing with the enormity of the pandemic and busy lives. Given the potential for significant and lasting change the draft NHCLAP proposes, and that it will be the forerunner to future LAP's, **this plan should endure the most rigorous process of oversight and consultation before being adopted.**

** Background:*

The first completed draft of the NHCLAP was introduced to the public on February 24th, 2020. It was presented to SPC on Planning and Urban Development on March 4th, 2020 and in July Council voted to return it to administration for revisions. Those revisions occurred over the remainder of 2020 in concert with revisions to the Guidebook (using a City selected group of stakeholders), and a revised NHCLAP was then introduced on January 4th, 2021. The plan then went to SPC PUD on February 3rd, 2021 where SPC voted to have it go to Council for Public Hearing on March 22nd, 2021. After the Public Hearing that occurred March 22-24, 2021, the NHCLAP was brought back to Council on April 12th where the Plan was referred back to Administration to incorporate amendments submitted by Councillors Farrell and Carra and policies from the Guidebook, as required, and return to Council June 21st, 2021.

PLEASE NOTE THE FOLLOWING:

Pages 3-20: Signatures of Community Associations and Individuals

Pages 21-22: Charts

Page 23-26: Comments

Signed by the following Community Associations:

Community Associations	Signed by
Mayfair Bel-Aire Community Association	[REDACTED]
Elboya Heights Britannia (EHBCA)	[REDACTED]
Hounsfield Heights- Briar Hill CA	[REDACTED]
Crescent Heights CA	[REDACTED]
Rosedale Community Association	[REDACTED]
University Heights Community Association	[REDACTED]
Inglewood Community Association	[REDACTED]
Elbow Park Community Association	[REDACTED]
Meadowlark Park Community Association	[REDACTED]

Note: due to a short turnaround time, many CA's were unable to get approval for signing at the time of sending.

Signed by the following 713 individuals:

Name	City/Community	Postal Code (left)	Local Area Plan group
[REDACTED]	Calgary	T3S	OTHER
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	West Hillhurst	T2N	OTHER
[REDACTED]	Calgary	T2M	North Hill
[REDACTED]	Calgary	T2M	North Hill
[REDACTED]	Calgary	T2M	North Hill
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T2M	North Hill
[REDACTED]	Calgary	T2T	OTHER
[REDACTED]	Mount Pleasant	T2M	North Hill
[REDACTED]	Calgary	T2N	OTHER
[REDACTED]	Calgary	T2M	North Hill
[REDACTED]	Mount Pleasant	T2M	North Hill
[REDACTED]	Calgary	T2N	OTHER
[REDACTED]	Calgary	T2T	OTHER
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T2M	North Hill
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T3A	OTHER
[REDACTED]	Calgary	T2T	OTHER
[REDACTED]	Calgary	T2M	North Hill

[REDACTED]	Calgary	T2N	OTHER
[REDACTED]	Calgary	T2X	OTHER
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T2M	North Hill
[REDACTED]	Calgary	T2W	OTHER
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T2L	OTHER
[REDACTED]	Calgary	T2P	OTHER
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[REDACTED]	Crescent Heights	T2M	North Hill
[REDACTED]	Renfrew	T2E	North Hill
[REDACTED]	Calgary	T2M	North Hill
[REDACTED]	Crescent heights	T2E	North Hill
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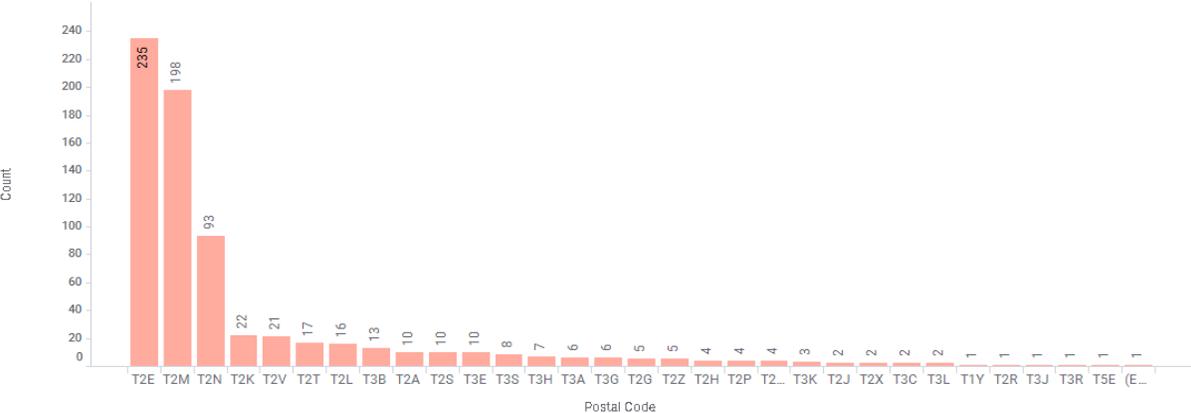
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[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T2K	OTHER
[REDACTED]	Calgary	T2N	OTHER
[REDACTED]	Calgary	T2K	OTHER
[REDACTED]	Calgary	T2N	OTHER
[REDACTED]	Calgary	T2K	OTHER
[REDACTED]	Calgary	T2M	North Hill
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T2M	North Hill
[REDACTED]	Calgary	T2N	OTHER
[REDACTED]	Calgary	T2N	OTHER
[REDACTED]	Calgary	T2M	North Hill
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T2M	North Hill
[REDACTED]	Calgary	T3B	OTHER
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T2S	OTHER
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T2M	North Hill
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T3B	OTHER

[REDACTED]	Calgary	T2J	OTHER
[REDACTED]	Calgary	T2N	OTHER
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T2M	North Hill
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T2L	OTHER
[REDACTED]	Calgary	T3S	OTHER
[REDACTED]	Calgary	T2A	OTHER
[REDACTED]	Crescent Heights	T2E	North Hill
[REDACTED]	Calgary	T2N	OTHER
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T2N	OTHER
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T2V	OTHER
[REDACTED]	Calgary	T2M	North Hill
[REDACTED]	Calgary	T2N	OTHER
[REDACTED]	Mt. Pleasant	T2M	North Hill
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T2M	North Hill
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T2N	OTHER
[REDACTED]	Rosedale	T2M	North Hill
[REDACTED]	ROSEDALE	T2M	North Hill
[REDACTED]	Calgary	T2K	OTHER
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T2J	OTHER
[REDACTED]	Calgary	T2N	OTHER
[REDACTED]	Calgary	T2G	OTHER
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T2M	North Hill
[REDACTED]	Calgary	T2A	OTHER
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T2N	OTHER

CHARTS:

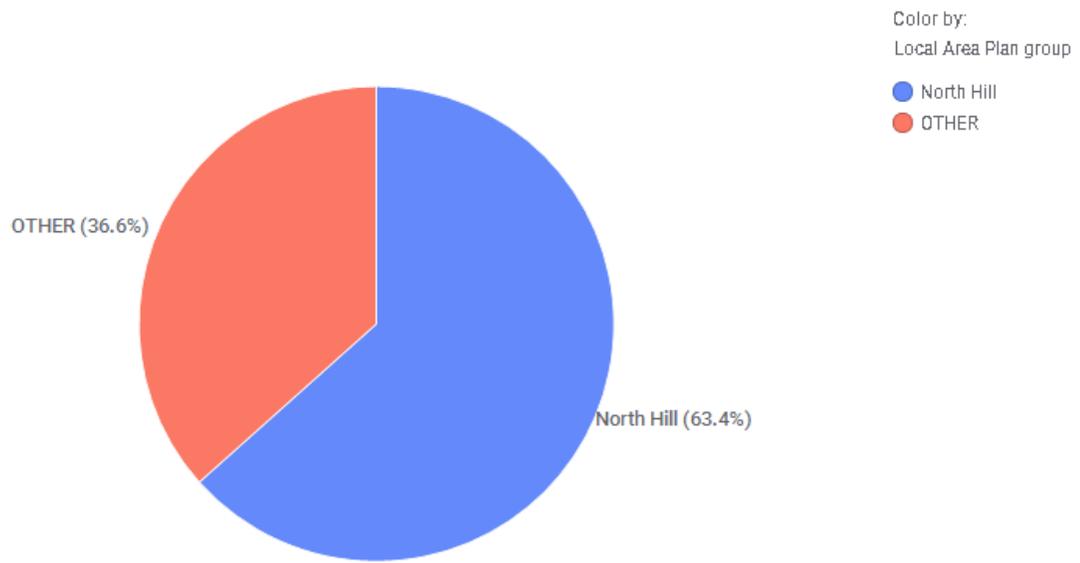
Response: Calgary Postal Code Filter



Response: Calgary Postal Code Filter



Response: Filtered on Calgary Postal Codes Only



COMMENTS FROM 54 INDIVIDUALS:

Comment

"What the City is doing is not even close to transparent or consultation. There is an election 5 months let the next council that will have to live with consequences of this ill thought out plan make the decision"

"I am opposed to any building over three stories to be built on residential streets. People buy their property on what they prefer and do not want a large building built next to them. Increased noise traffic lack of privacy and decreased property values are my main concerns. Definately no buildings four or more stories should be built on smaller inner city lots."

"I believe that residents/property owners/taxpayers should be able to have their say in a meaningful way when a plan is proposed that will have serious ramifications for their community. City Council and Administration works for us. We pay your salaries and we expect that you will listen to us when we have concerns and take those concerns into account in a meaningful way."

"I'm about doing the right thing and doing them right. The North Hill Community Local Area Plan has been done the wrong way."

"Scrap the North Hill Communities local area plans."

"I am concerned that due public process may not be fulfilled if Calgary City Council isn't open to further comment."

"City dictating terms. Insisting that their view of what a community should look like trumps the residents' views. They pretend residents have a choice, but the choices the city provide are limited. Classic big government/socialist agenda - they know best. Actually, they don't."

"This plan does not even follow its own principles and guidelines, let alone the policies in the MDP or the Guide for local area planning best practices. "Protect and enhance green space", actually, let's build a wall 6 storeys high right against it. "Focus development on the main streets" actually, no, let's drop an apartment taller than any building on the nearest main streets in a sea of bungalows. This is wrong."

"I am signing because this forced agenda is not in the best interests of Calgary and seems to be Nenshi long time agenda not the people of Calgary"

"Residents deserve input into their investment and the community where they live."

"Another Dairy Queen debacle in the making. This time on a much larger scale. Might be time for our local politicians to realize they do NOT always know what's best for us. Their "public consultation" process is only there for the optics. They'll do what they "think is best for us" regardless."

"Tired of City Council and minions consistently ignoring public input while maintaining a sham of listening"

"I'm signing because 6 stories makes no sense, makes me questions how much thought has gone into this."

"You're turning our historic neighbourhoods into a churn and burn for developers who do not care about the community. High density is fine, but it needs to be well thought out and balanced with at least a shred of intention for preservation. It's clear the city fully intends to have developers bulldoze entire communities to make them unaffordable and throw entire homes into the dump at record speed"

"I am concerned about the direction the city is taking my community. As a residents I feel our input is not acknowledged."

"The city has failed to listen to the people who will be directly impacted by the proposed changes."

"The application of density has not been done in accordance with the principles of the guide for local area planning. Green spaces are not protected, a greater share of growth is NOT applied to main streets as promised (in Renfrew at least), and communities are pinned against eachother as to who gets burdened with a disproportionate share of growth."

"More engagement is required"

"The City of Calgary appears to again be attempting an end run around the affected community residents. It just never ends. Unbelievable."

"I don't agree with the suggested changes"

"We are overwhelmed by development in our community -- and this during a recession. City lacks a process to facilitate meaningful exchange of info and those who have tried to participate in the half-baked existing process have emerged cynical. Something needs to be flipped."

"There is absolutely no reason for the City to be pushing for approval of the NHCLAP at the June 21 Council meeting. The significant amendments recommended to the Plan and integration of the Guidebook with LAPs clearly require additional review by the communities impacted, and further meaningful engagement is essential for this plan to feel like it's a collaborative effort. Do the right thing and allow sufficient time for North Hill communities to review and provide feedback on this critical piece of policy for our communities."

"The unpopular Guidebook transformed into the Guide, and as part of that, 62 amendments we're made by the City. This Guidebook was a toolkit (or menu in Nenshi's parlance) that was the basis of North Hill. The toolkit has changed but there's no more engagement!!If you move the goal posts you have to start a new game."

"Sufficient community engagement during a pandemic is extremely difficult - communities need more engagement."

"I'm signing because the City has not properly informed and consulted citizens affected by this plan to make an informed decision."

"Broad and meaningful collaboration and consultation has not happened with all residents of the effected communities. Their voices have NOT BEEN HEARD. The NHCLAP should be delayed."

"So far, this document and how the city has been handling development in inner city Neighbourhoods is disgraceful. The residents who chose these Neighbourhoods for their families deserve more input and consideration."

"Rezoning and densification planning is going too far. I have tried to talk to the City on many occasions only to be blown off. Stop it now,"

"City of Calgary: please do a supply and demand study to determine if densification is even required throughout single family neighbourhoods. The required units can probably be accommodated along major corridors, transit hubs and vacant or underutilized commercial sites."

"The city has sacrificed their scruples by not enforcing key principles that create a sound community. Setbacks, lot coverage (room for vegetation) and creating concrete jungles of our inner city community and sacrificing the architectural diversity in our historical community"

"The community residents require more time to review the Local Area Plan. The planning department and councillors SHOULD NOT bring forth important matters like this without direct consultation with residents (not just community executive members)!"

"Residents are unclear and unaware of the impact of this comprehensive plan"

"More time is needed to review"

"All planning changes, including density changes, should incorporate best practices for design. The City is stripping away regulation for the benefit of developers, good design be damned."

"The height of mixed use buildings along 16 Ave NE has increased to ridiculous levels. 6-8 story buildings along 16 Ave built directly behind mostly 2-story homes would result in a complete eyesore (a huge wall of building behind regular homes), excessive noise and traffic, poor street parking, loss of property value, loss of sky. It's ridiculous, particularly when the city has approved north facing condo units. "Enjoy your new view of a dirty alley and 8 story wall!" These buildings should be 4 stories max. Maybe 5 on the corners. More than that ruins the neighbouring streets' aesthetics and quality of life."

"I think this is just too big for the neighborhood. It is time to put the brakes on unsustainable development."

"I think this plan has been sloppily done, and not enough critical thought has been put into the location of local area connectors in Renfrew."

"They are ruining beautiful old neighborhoods with multi dwelling monstrosities"

"This council doesn't listen and they have an agenda that runs counter to the wishes of their constituents. Developers and their profit margins are in the drivers seat at every turn. Marda Loop is being over run with traffic and ugly high density fire traps."

"This is way out of line with the neighborhood"

"I've been personally (and negatively) impacted already by these new plans. I don't want to see our community transformed into something the residents who currently live here are not in agreement with."

"More engagement with local residents is required"

"The engagement on this plan has been appalling; it is being railroaded through by mostly retiring councillors who won't have to face the public at the polls."

"I live in these communities and will be directly impacted by this."

"Concerned about high density housing on residential streets. Higher density zoning should remain only on commuter streets like 20th Ave, 10th St, Centre St. etc."

"I believe that the size of this development tips away from the mutual benefit paradigm that balances existing community wellness with future accommodations for growth. Many studies have been done acknowledging the 3 story limit is a reasonable balance."

"My family and I have some serious concerns on this new plan to allow 6 story buildings on residential streets. More thought and consideration is needed before this change is to be pushed through. We need our communities to be more walkable to coffee shops, bakeries, convenience stores etc. Building massive apartment buildings doesn't make a neighborhood a destination or attractive to live. The need to provide more supply of rentals is an opportunity to change neighborhoods to destinations with plazas and retail incorporated into these buildings."

"Government needs to start listening"

"I am against high density in Mount Pleasant because I have lived here over 26 yrs. and I have seen enough construction to wreak our residential streets which never get repairs. I am against these high in fills and now the city wants 4 to 6 story buildings with not enough parking spaces. These buildings take away our trees and green spaces. Traffic has increased on our narrow old streets. The city s to consult the community members with more information before they just take and do what they want. Delay this project and give us a chance to be heard."

"I love this old community I have called home for more that 26 years!"

"Residents of the city should get to have a say in densification not just have it pushed through. Many things have not been taken into consideration, more black, blue and green bins for every house. Most households have two vehicles, where will they all park. Please don't just push this through!"

"The North Hill Communities plan was developed without consulting the North Hill communities, this is nothing but a chance for Calgary to get more tax revenue at the expense of those already living in these communiites."