

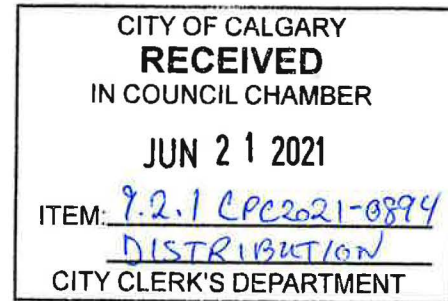


June 17, 2021

To: Combined Meeting of Council -June 21, 2021

Re: 9.2.1 North Hill Communities Local Area Plan Referral, C2021-0894

Attention: Mayor Nenshi, Calgary City Councillors



It was in 2017 that a motion was brought forward by Councillor Farrell and Councillor Carra to kickstart a new local growth plan for North Hill communities according to a Ward 7 News Nugget email that we received in the Fall of 2018, informing us that the North Hill Communities Local Growth Planning Public Engagement would begin. Since that time, we've seen many revisions and reinventions of this document but on June 21st the North Hill Communities Local Area Plan will be before Council for approval.

Whether it is ready for approval even now is a contentious issue. Concerned citizens have collaborated and are campaigning that the Plan is *not* ready to move forward for a long list of reasons. How justified are these density targets considering the current decline in Calgary's economy? Should the approval be delayed until after the election and is the City obligated to hold another public hearing? The large number of Building Forms that contain three or more residential units being introduced into established communities with negative impacts is a major issue for residents across the City. Though there was engagement conducted by the Team, it obviously was not enough or not targeted to the right audience. Many were caught off guard with the large amount of information they became aware of late in the game. An improved engagement plan is essential going forward.

Administration has responded to some Citizen concerns resulting in the Key Refinements that are being added to the Plan with regard to **Building Scale** (reductions from 6 storeys to 4 and 3), updated **Mobility** maps, strengthened **Heritage** and **Tree Canopy** Policy wording and the inclusion of the **Single Detached Special Study Area**, which we see as a good first step to preserving R-C1 single detached areas within the North Hill and citywide. Could there be a next step to look at areas of lower density housing in R-C2 neighbourhoods in the North Hill area and also identify them as special study areas (limiting redevelopment to single homes or semi's only possibly)? (Policy 4.3 a. Local Area Plan Implementation Monitoring, Review and Amendments)

Rosedale has been identified as a Special Study Area in the NHCLAP and if the Plan is approved, we will work with the Administration team to explore this concept further. As the only R-C1 zone in the NHCLAP, we couldn't agree more with comments made during a Townhall meeting on the Guide recently with Councillor Carra and Lisa Kahn:

- "Most residents do understand that growth and evolution are going to happen in their communities and using the tools in the Guide and through discussion, balance can be found as to where change might or might not happen.
- Citizens can go in and delineate areas of single detached homes within their community to be able to say here's where growth will happen but maybe so here's where growth doesn't need to happen right now; the *Local Area Plan process* really looks at the main streets for where we want to put our intensity and those places behind are for single detached homes.
- Not every community must have a certain percentage of each type of housing forms – every community is going to be different and it's totally feasible to think of a number of communities in Calgary where that intensification just probably *isn't possible or warranted.*"

As we wrote in one of our earlier submissions, the North Hill Area has communities with significant density already, close to Main Streets, Transit Stations and Activity Centres whose wish is to have densification in their community concentrated around those areas only and not introduced throughout their neighbourhood. There are communities that are zoned R-C1 who are still vibrant in their life cycle and wish to remain that way for the time being and we have heard from communities who welcome redevelopment and increased density due to aging infrastructure and declining population and who would benefit from diverse housing. All communities are at different stages of their life cycles - density, when and where it is needed, makes sense.

Respectfully,

A.Kokott, President C.Dadge, Director

For The Calgary Rosedale Community Association