

October 22, 2014

Office of the City Clerk
The City of Calgary
700 Macleod Trail S.E.
Box 2100, Station M
Calgary, AB T2P 2M5

Attention: City Clerk



**RE: CPC2014-142
Amendments to the Municipal Development Plan
Bylaw 36P2014 (M-2014-021, The City of Calgary)
City Wide Amendment
File No: M-2014-015
In Order to Facilitate RC-G Zoning**

Dear Mayor Naheed Nenshi and City Councilors:

Following is my response to the City of Calgary's proposal to adopt a new city wide bylaw, with proposed amendments to Land Use Bylaw 1P2007, facilitating new RC-G zoning.

There was one Open House conducted by the City earlier in 2014, in Banff Trail. As I was not in attendance, I cannot comment as to the content of this open house.

There has been no further public consultation with the residents of Banff Trail and Capitol Hill, prior to this proposed Bylaw change, facilitating the new RC-G zoning. Both the communities of Banff Trail and Capitol Hill are to be "pilot communities" for the new RC-G zoning. Democratically, the residents and stakeholders of these communities should be given the opportunity for input, prior to passing of this Bylaw, which will forever impact the character of these communities. Presently, with infill development, there is a doubling of density on 50 foot lots. The proposed new RC-G zoning will triple density. Cottage Style lane homes will further increase density, in back lanes. Row housing will further densify communities.

Per the "Boston-style housing gets city nod," Calgary Herald, October 20, 2014, "It's got the front yard. It's got the backyard. It's got the garage," said Stephen Barnecut. "So you could put it next to a 1950s bungalow and it won't really feel out of place." The RC-G zone, approved in council last week, offers a midpoint density – up to about three units on a typical 50-foot-wide property, and up to three storeys high. Developers could make more money, and infill housing in older neighbourhoods could be slightly more affordable, Barnecut said. "People seem to be willing to buy a \$700,000 house attached to another," said Barnecut, who has designed row houses for Altadore. "I don't think it's much of a stretch to think they'd be willing to have attached on both sides, if they can get it for \$600,000." Who will benefit from the increased density, at what expense? Is this "affordable housing"? These are lofty remarks to individuals who do not earn six figures.

Per letters to the editor, Calgary Herald, October 22, 2014, Phillip E. Carr states, "What can one say about the idea of turning one 50-foot wide lot into three dwellings, each approximately 16 feet wide, each selling for \$600,000? It certainly cannot be considered a victory for affordable housing. Moreover, the increased density would clearly cause parking problems. You cannot fit three garages behind a 50-foot lot. Given that most Calgarians seem to park their vehicles in

front of their homes, can you imagine the squabbles as residents of these houses jockey for the available parking spots at the curb.”

Backyard suites, row housing, cottage housing, will create the following issues/concerns for existing residents: shadowing from three storey high structures, overlooking and privacy issues from three storey and backyard suites and cottage housing, plus concerns for inner city communities already plagued with parking issues. The communities of Banff Trail and Capitol Hill are both in close proximity to the University of Calgary, SAIT, the Foothills Hospital, and four LRT stops – SAIT, U of C, Banff Trail and Lions Park. These communities already have established parking concerns, due to students and individuals parking in their inner city communities, seeking access to the LRT to travel to educational institutions, Foothills Hospital and for downtown travel for work.

Is densification cognizant of a community's character? Is there enough weight placed on activities, events, institutions, people, design, style, construction, landmark and symbolic values? Managing change through planning and development is critical to communities as they evolve. *“We need to take stock of what is significant to communities and to place values on the aesthetic, historic, scientific, cultural, social and/or spiritual significance of a place”, from the Canadian Standards & Guidelines.*

As we are all well aware, an Area Redevelopment Plan (ARP) is a planning document, adopted as a bylaw by City Council, that sets out comprehensive land use policies and other proposals that help guide the futures of individual communities.

Please see following excerpts from North Hill and Banff Trail ARP's.

Per the North Hill ARP, consolidated June, 2011, **Article 2.0 Vision Statement and Goals**, *“The North Hill ARP includes the communities of Capitol Hill, Mount Pleasant and Tuxedo. These communities were primarily developed during the 1950s although the first housing was built in the early 1900s. They have a variety of housing types typical of the city's older established neighbourhoods.” “Infill (detached homes on 25 ft. lots) redevelopment is ongoing as the communities slowly change. A major challenge has been to incorporate new development without damage to the character and atmosphere of the communities.”*

“In the Future...A Vision – As you approach the North Hill communities, you see large trees and well-kept houses. There is a village atmosphere with young and old mingling in a way reminiscent of earlier, gentler times. As you enter the neighborhood, a variety of housing styles can be seen. Older homes, infills and multi-unit dwellings mix together to cater to a variety of households, lifestyles and income levels.” “A few of the older homes are potential heritage sites reflecting that this community treasures its' past.”

“Goals of the ARP”

Character

1. Maintain the **low density residential character**, while encouraging housing intensification that is sensitive to the **established character** of the areas.
2. Increase the ...
3. Encourage conservation of the communities' heritage resources.”

“3.0 RESIDENTIAL”

3.1 Context

"The majority of the homes however were built in the late 1940s and 1950s. Most of Capitol Hill was developed in the 1950s, although there are some homes dating back to the 1920s."

"Community streets have a sense of order and attractiveness due to the relatively consistent building setbacks; pitched roof lines;; mature vegetation; and similar lot and development sizes (with frontages typically ranging from 25 to 50 ft.)."

"Most of the land is zoned R-2 for low density housing including single-detached, duplex and semi-detached dwellings."

"Substantial redevelopment has occurred since the late 1970s..."

*"This redevelopment benefits the community and the city and **must be done in a manner that maintains and enhances the character of the community.**"*

"Given the present zoning, as with most inner city communities, the population of the communities could double if all sites were developed to their maximum potential." "It is therefore important to determine how future development can make a positive contribution to the North Hill communities."

3.2 "Objectives

- *Support residential intensification through renovation, redevelopment, conversion, and infill in a way that involves sensitive integration of new development into the existing neighbourhood fabric; and"*

- 3.3**
- 1. Retain the traditional role and function of the three North Hill communities as **predominantly low density, family oriented communities.**"*
 - 2. Support a low density housing conservation and infill policy to maintain stability...*
 - 3. Encourage **compatible** new infill development...*
 - 4. Discourage the redesignation of low density residential land to higher density residential...in order to maintain and preserve the stability and character of the communities.*
 - 5. Maintain the general development and subdivision pattern...and the historic pattern of subdivision should be respected."*

3.4 "Implementation"

Building Elements

- 3. Building elements such as porches, balconies and other street front features that promote neighbourliness, participation in the "street life", increased front yard activity and natural surveillance are encouraged."*

Per the Banff Trail Area Development Plan, consolidated April, 2013,

"EXECUTIVE SUMMARY"

Banff Trail Land Use and Development

Residential Land Use

“Preservation and rehabilitation of existing sound housing stock as well as construction of compatible infill housing are encouraged to support continued rejuvenation of the neighborhood.”

“1.2 Goals

f) To resolve local planning issues/concerns identified through the public participation and planning process;”

“2.1 Residential Land Use

- a) To create and maintain stability within the community.*
- b) To ensure the continued viability of Banff Trail as a desirable neighbourhood by **preserving the existing character** and quality of the area while **permitting compatible infill development.**”*

“2.1.2 Context”

- a) Banff Trail is characterized by one-story single-family bungalows, low profile semi-attached houses and duplexes on 15 metres (50 foot) lots. There is a sense of order attractiveness of the streetscape provided by consistent building height, set back, individual front entry to dwelling units and well maintained front yards with attractive landscaping.*

Recent new infill developments in the area have been mainly in the form of new single-family houses on 15 metre (50 foot) lots or 7.5 metres (25 foot) lots.

“2.1.3 Policy”

“2.1.3.1” *The traditional function of Banff Trail as a stable low density family-oriented neighborhood is reaffirmed.”*

“2.1.3.2” *A low density residential conservation and infill development policy shall be applied to the existing residential areas. The current “R-1” and “R-2” land use designations will be retained. The intent is to maintain the community and land use stability while **allowing for compatible conversion** and **new infill redevelopment** to ensure the continued renewal of the community.”*

“2.1.3.9” *In order to maintain the existing neighbourhood character and community stability, expansion of the existing medium density residential areas and/or the redesignation of existing sites to higher densities are strongly discouraged.*

“2.1.3.10” *Renovation and rehabilitation of existing housing stock is encouraged.*

Bylaw 1P2013

Are the current ARP's for Banff Trail and Capitol Hill being respected? There have been office consolidations for North Hill in 2003, 2007, 2008, 2010, January and June of 2011. There have been office consolidations for Banff Trail in 2001, March and May of 2004, 2007, 2008, 2009, 2011 and 2013.

Exponential density will:

1. Damage the character and atmosphere of inner city communities;

2. Not maintain the low density residential character of inner city communities or encourage sensitive intensification;
3. Not encourage conservation of the communities' heritage resources;
4. Not encourage compatible new infill development;
5. Not retain the traditional roles and functions of inner city communities as predominately low density, family oriented communities;
6. Not preserve the stability and character of the communities;
7. Not create and maintain stability within the communities;
8. Not preserve the existing unique characteristics within the communities.

Change is inevitable. We need to be mindful of people and communities when initiating change and redevelopment. What will our children and future generations inherit? Will they place any values on heritage, character, the social fabric or identity of their community?

We need to implement community visions with architectural controls, guidelines and plans to direct new development within established communities.

Stakeholders, residents/property owners need to be given the democratic opportunity to provide input, before the City imposes this City Wide Bylaw.

Sincerely

Gianna M. Cassell

Attch.

Boston-style housing gets city nod

JASON MARKUSOFF
CALGARY HERALD

Step aside, humble duplex: The next wave of infill housing is side-by-side-by-side units.

In a bid to bring more density to established neighbourhoods without triggering massive resident backlash, Calgary council has approved new zoning rules that would allow row houses, as well as secondary suites in duplexes and row homes.

Councillors would have to authorize rezoning bids to allow these units in older neighbourhoods, so they won't sweep across Calgary anytime soon. But there is demand there for them, said one architect who works on small inner-city redevelopment projects.

"It's got the front yard. It's got the house. It's got the backyard. It's got the garage," said Stephen Barnecut. "So you could put it next to a 1950s bungalow and it won't really feel out of place."

There's a gap in the step-up of



Lorraine Hjalte/Calgary Herald

Architect Stephen Barnecut says side-by-side-by-side units won't feel out of place next to 1950s bungalows.

zoning in most neighbourhoods: R1 or RC1 only permit one house per lot; R2 or RC2 allow two dwelling units; and then there's the next district known as M-CG, which lets

developers build as high as four-storey apartments.

The R-CG zone, approved in council last week, offers a midpoint density — up to about three units

on a typical 50-foot-wide property, and up to three storeys high.

Developers could make more money, and infill housing in older neighbourhoods could be slightly more affordable, Barnecut said.

"People seem to be willing to buy a \$700,000 house attached to another," said Barnecut, who has designed row houses in Altadore.

"I don't think it's much of a stretch to think they'd be willing to have attached on both sides, if they can get it for \$600,000."

In many established areas, duplexes have become the dominant form of infill, especially after council eased development rules a few years ago. Only a few zones already earmarked for growth in older communities allow condominiums or multi-unit projects.

Council must vet each rezoning to this new format, and has faced some pushback. The Renfrew Community Association's development committee told council that spot approval for row houses "would negatively

isolate and impact the privacy and natural sunlight of adjacent neighbours" with lower houses.

But farther west along 16th Avenue N., a couple of communities appear more ready to embrace row housing. Capitol Hill and Banff Trail are currently going through reviews of their redevelopment plan, and may earmark blocks and streets where they think row houses should be zoned at the city's initiative, rather than making developers take the risk.

Row houses would "stem the tide of peripheral growth for inner-city growth," Erin Shilliday, a Capitol Hill community director, told council last week.

This type of infill housing is ideal for corridors like 20th Avenue NW, Mayor Naheed Nenshi said.

"A lot of people will they say want to do more than duplex. We really didn't have an easy way for people to do Boston-style row houses," he said.

JMARKUSOFF@CALGARYHERALD.COM

Slow flood relief rankles residents of Exshaw

AMANDA STEPHENSON
CALGARY HERALD

An Exshaw woman who says a "lack of

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The Canadian Press/Files



VOXPOP

Here's how 1,885 readers responded to: Do you think new provincial NDP Leader Rachel Notley will reinvent her party?

TODAY'S QUESTION:

Is it a good idea for the RCMP to strive for a 50/50 gender split in its force?

To vote go to calgaryherald.com/opinion

Imposition

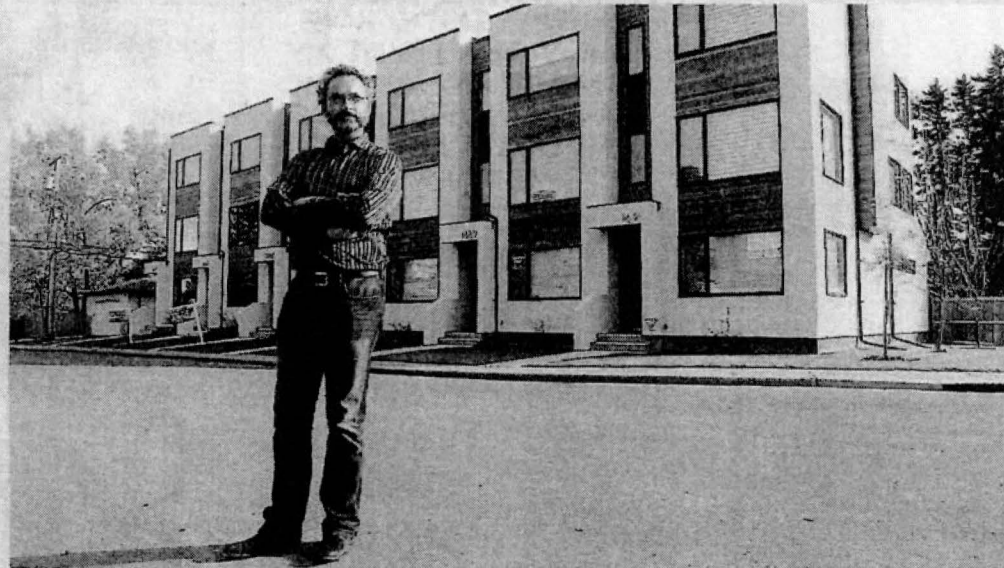
Re: "It's wrong to demand that religion be confined to church," Bishop Fred Henry, Opinion, Oct. 21.

I assure Bishop Fred Henry that making people hear public prayer imposes religious views. If you want to pray, then do it before the meeting, not on my time. It's also hypocritical. If someone wanted to pray with the Qur'an in Arabic or bring in a Hindu shrine, somebody else's religious views would be offended, so the rotating prayer idea would just cause friction.

And if I were to bring up my atheistic viewpoints, there would be demands for my removal. No religious person would allow a brief talk on the "truth of atheism" in the meeting. But because it's a Christian prayer, Henry thinks that's different. No, it's not.

Henry mentions that Christianity is Canada's heritage, but he has forgotten the long-standing tradition of the church having the right and obligation to impose its views. It took our culture years to get over that. As for the absurdity of Henry's last argument: has he ever heard an existentialist philosopher lead a prayer or sermon? Has a Freudian psychologist ever insisted that everybody in the meeting go through therapy first?

They don't demand that everybody else must listen to those beliefs, but that is what public prayer does. It's a declaration that the meeting won't work well unless somebody asks a specific deity to help. And if you don't believe in that deity, you have



Stephen Barnecut stands in front of a Boston-style housing development on 16th Street S.W. Reader says this style of accommodation will create parking woes.

Lorraine Hjalte/Calgary Herald

Boston housing won't go over well in city

Re: "Boston-style housing gets city nod," Oct. 20.

This concept causes me concern. I am a resident of one of the communities likely to be affected by this proposal. What can one say about the idea of turning one 50-foot-wide lot into three dwellings, each approximately 16 feet wide, each selling for \$600,000? It cer-

tainly cannot be considered a victory for affordable housing.

Moreover, the increased density would clearly cause parking problems.

You cannot fit three garages behind a 50-foot lot. Given that most Calgarians seem to park their vehicles in front of their homes, can you imagine the squabbles as residents of

these houses jockey for the available parking spots at the curb?

Contrary to Stephen Barnecut's assertion, I can assure you that such developments would very definitely feel out of place. I hope council ships this idea back to Boston.

Philip E. Carr, Calgary

I think an excellent topic for the wannabe MLAs to debate is: Should there be rent control? I vote yes and so I am sure will thousands of struggling seniors

they typically require less nursing care and more recreational and occupational therapy. However, their dementias mean they need more assistance and moni-

gested, ironically, that Christianity should be given credit for the success of western civilization.

In fact, the American constitution was founded on the principle

ments, etc.) seems an awkward way to move forward, slick sound bites aside.

This is not academia and there are real consequences to the actions (inactions) taken at city hall. No city in Canada has asked more of its citizens since Mayor Naheed Nenshi has taken office. It is well past time the citizens of this city ask more professionalism and less theatrics from our mayor.

Mike Pierce, Calgary

Women can't win

Re: "Egg freezing does women no favours," Susan Martinuk, Opinion, Oct. 17.

Women with a good education who want to pursue both career and family never get favours and never will. The fact that women have the biological function of giving birth means something has to give.

One can argue that freezing eggs is a good thing, or one can argue that freezing eggs is a sexist intervention. It's a matter of how many angels can dance on the head of a pin. The fact remains that a working woman who chooses to have children is penalized in some way or other.

Almost 40 years ago, when pregnant with my first child, I had to hide my pregnancy to compete for a job. I won, but when management found out I was pregnant, they cancelled the competition. Nothing has changed.

It seems corporations such as Apple, which want to freeze potential children until their maybe-mothers have given their all neither welcome nor accom-