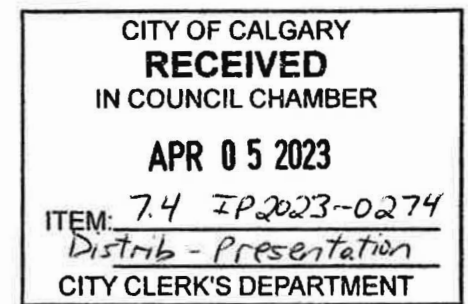
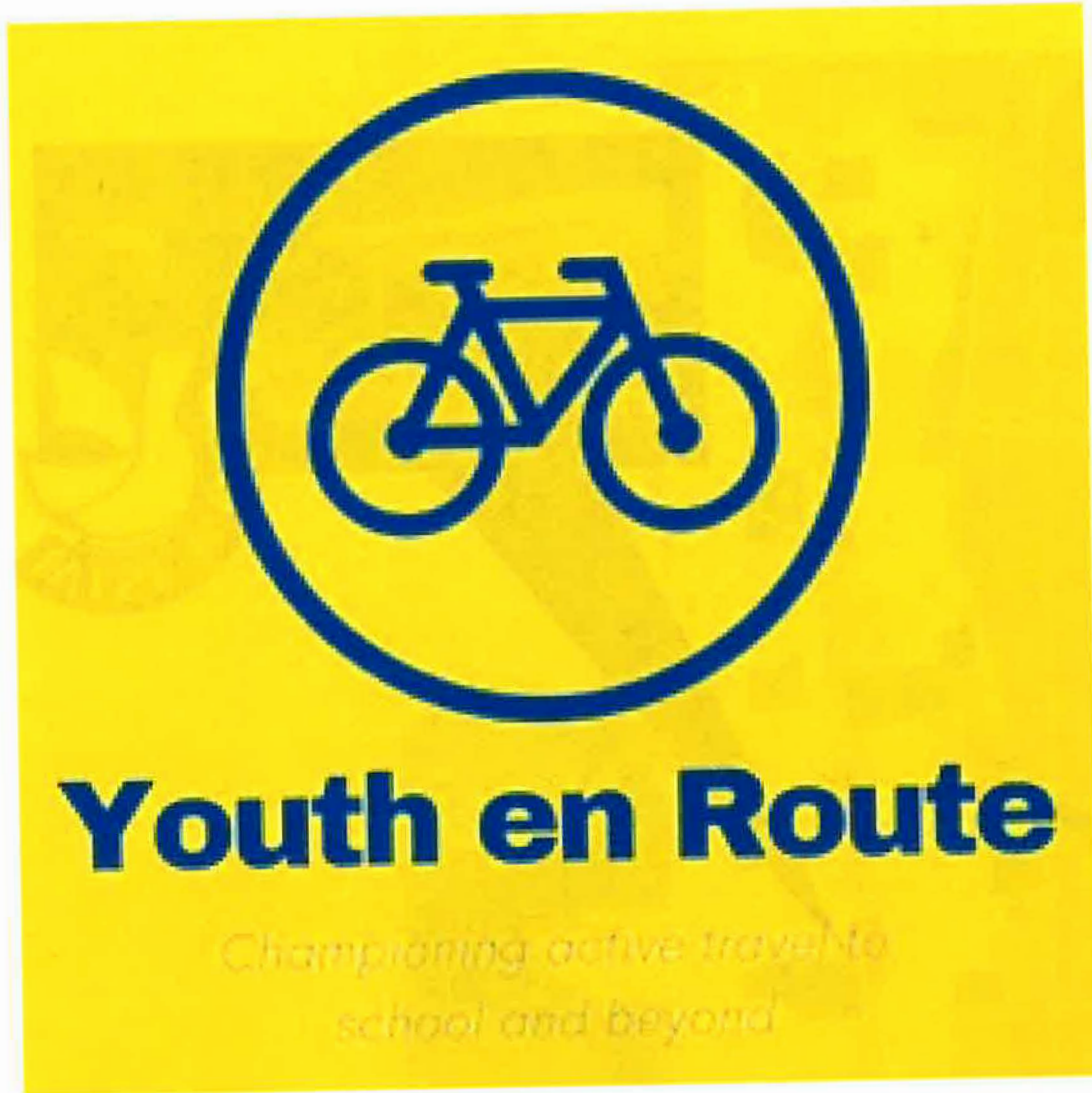


Heritage Local Area Plan

Impacts to our project schools





LORDS



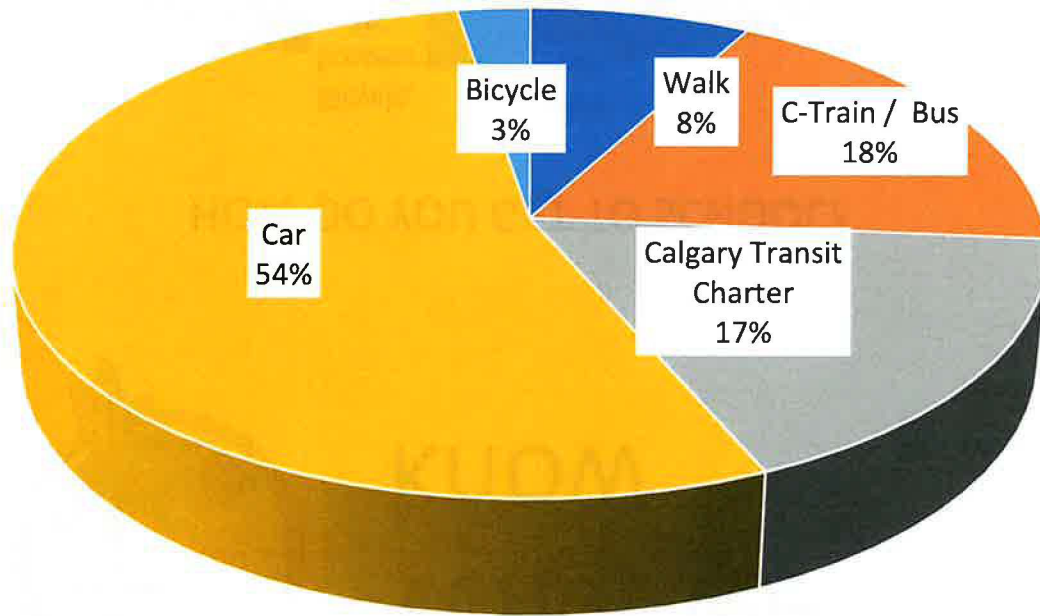
Legend

- Street Form Categories**
- Neighborhood Commercial
 - Neighborhood Plus
 - Neighborhood Commercial
 - Neighborhood Local
 - Commercial Center
 - Commercial Center
 - Industrial District
 - Rural Areas
 - Park and Recreation
 - City Park and Recreation
 - Rural and Recreation
 - Regional Commercial
 - Voluntary Form Category
- Additional Policy Guidelines**
- Neighborhood
 - Commercial
 - Industrial
 - Rural
 - Park and Recreation
 - City Park and Recreation
 - Regional Commercial
 - Voluntary Form Category
 - Regional Commercial
 - Voluntary Form Category
 - Regional Commercial
 - Voluntary Form Category

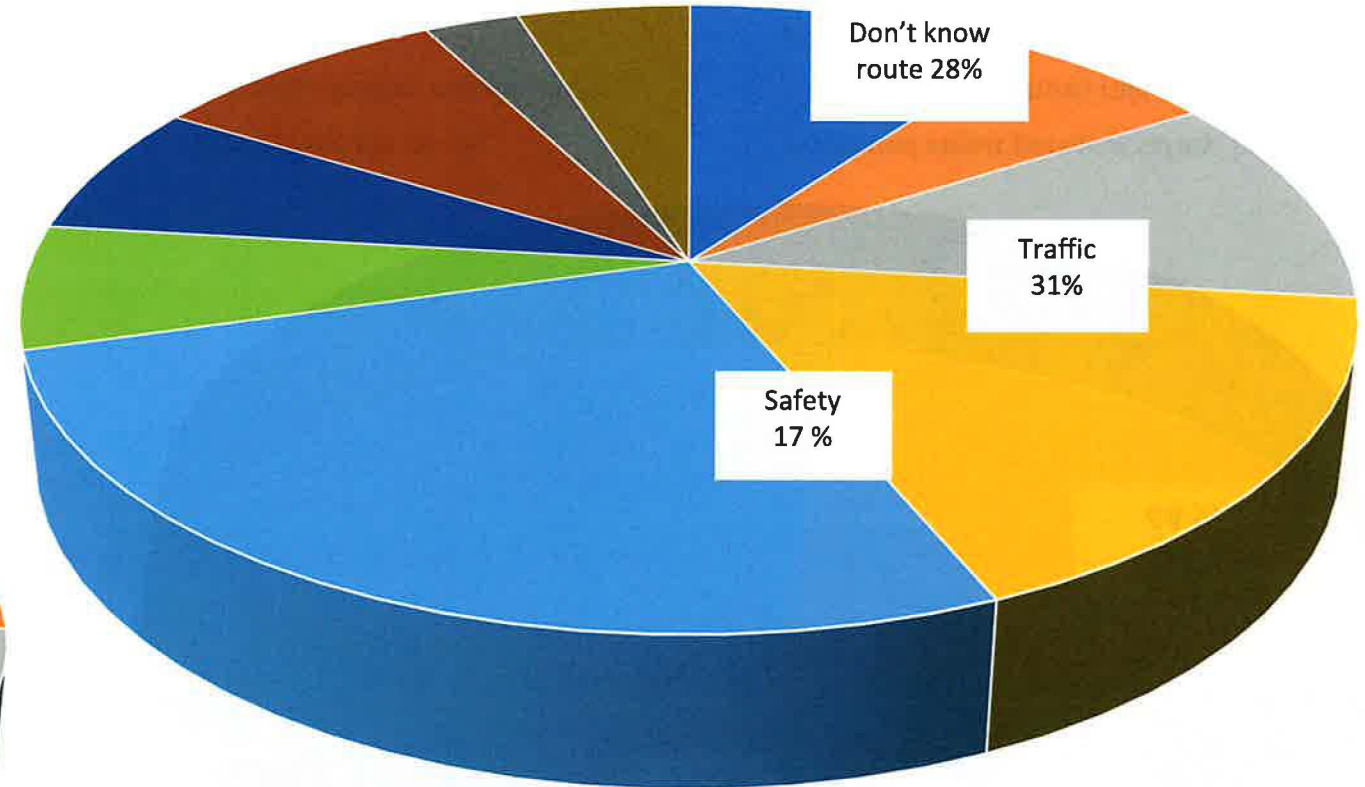


What we know

HOW DO YOU GET TO SCHOOL?



WHY DON'T YOU RIDE A BIKE?

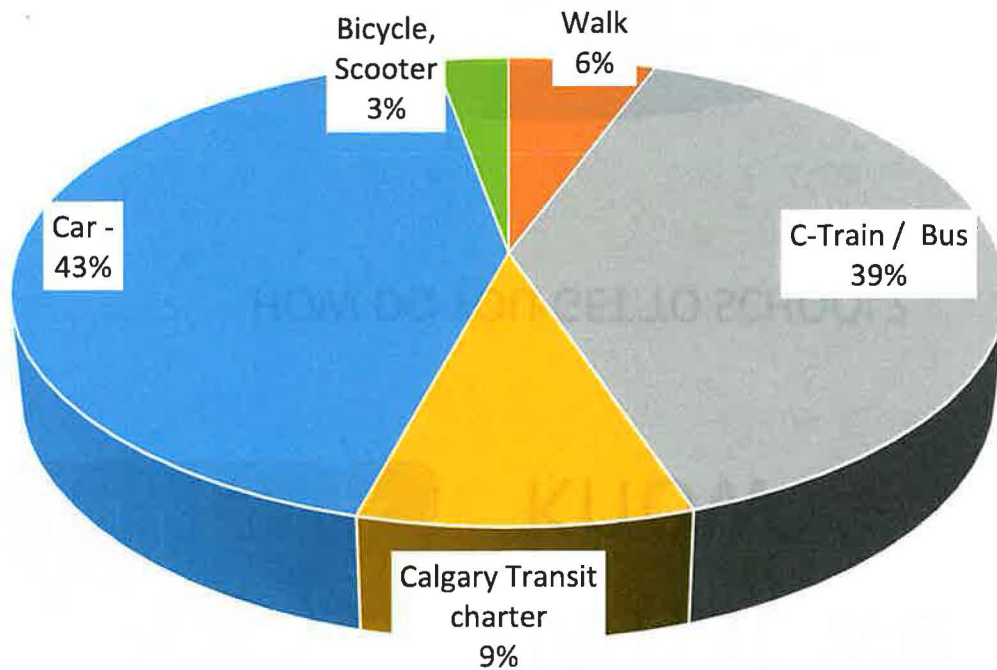


- Don't know the route
- Too much traffic, unsafe routes
- It's too far
- It's too strenuous
- No bike, otherwise I'd use it
- Worried about personal safety, being alone
- Weather: cold, snow, rain, wind
- Worried about bike theft
- No friends to go with
- Other (please specify)

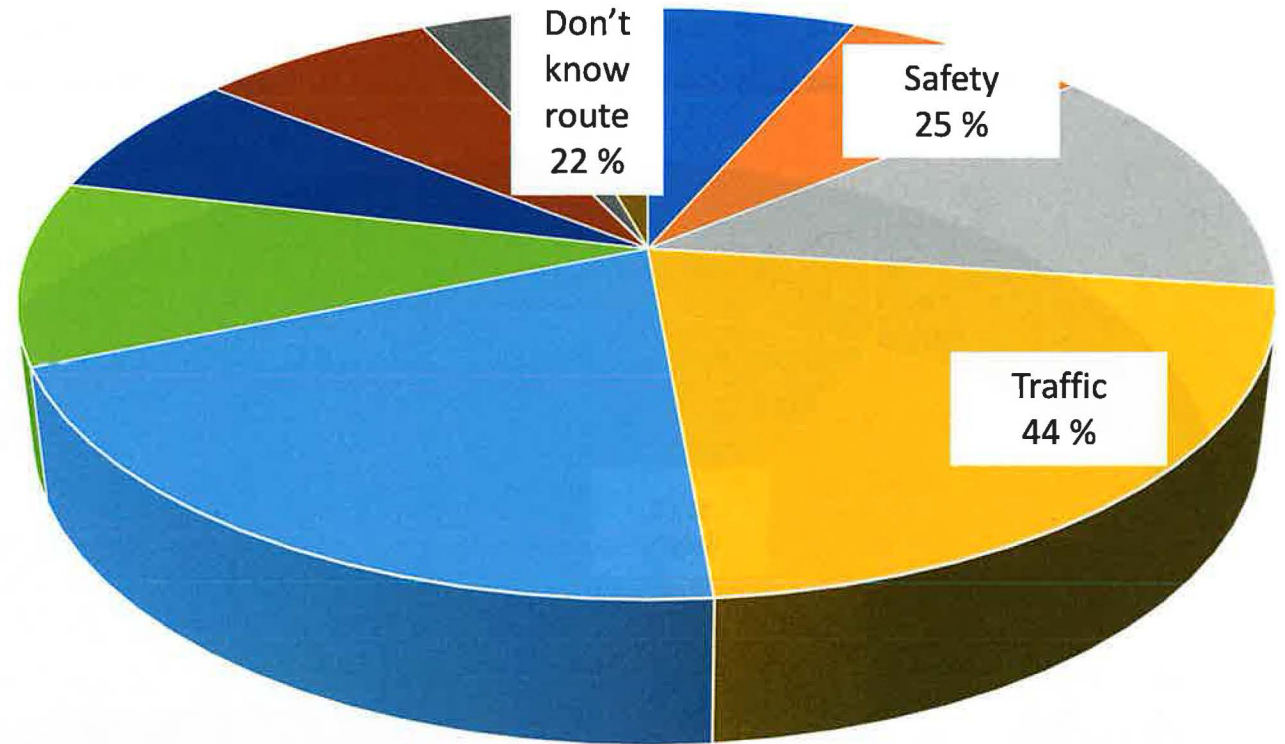


What we know

HOW DO YOU GET TO SCHOOL?



WHY DON'T YOU RIDE A BIKE TO SCHOOL?



- Don't know the route
- Too much traffic, unsafe routes
- It's too far
- It's too strenuous
- No bike, otherwise I'd use it
- Worried about personal safety, being alone
- Weather: cold, snow, rain, wind
- Worried about bike theft
- No friends to go with
- Other (please specify)

5A Corridors

- Pleased that you're focusing on routes, and think that many of them are ripe for separated mobility lanes – Acadia Drive, Haddon Road etc.
- Connection from the LRT station is vital, as you've identified.
- Please consider that students in high schools need connections to major N-S routes, E-W routes. Their homes are outside LAP area.





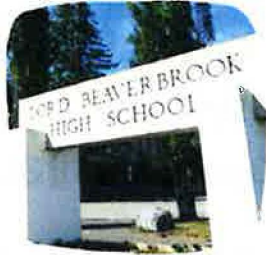
Youth en Route

Youth en Route champions, inspires and supports active transportation to school and beyond

Lord Beaverbrook



Heritage Station

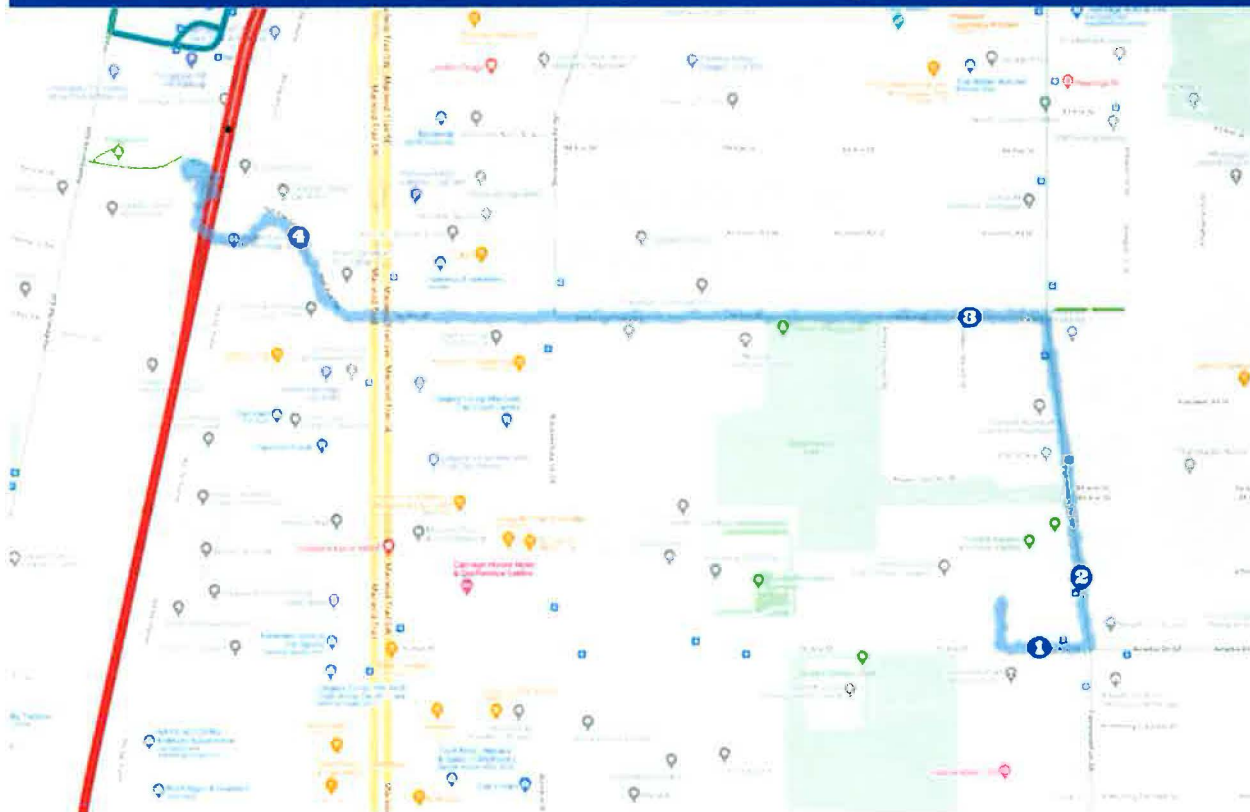


Begin
1.9 km



Find the route mapped on Komoot, to help you find your way!

↑ 10 m ↓ 20 m ⌚ 10 mins ❤️ 95 calories ☁️ 77 grams saved



This is our map from train station to Lord Beaverbrook. Imagine if kids had a pathway across the field?

Engage teens

- YER is happy to facilitate engagement sessions with our partner schools.
- Students can learn about their city and planning processes, and provide a unique perspective.
- Voice that is often missing from these discussions.



THANK YOU FOR
YOUR TIME



Youth en Route

We champion active travel to school and beyond

13008037 Canada Association operates as Youth en Route


27 Candle Court SW Calgary AB
T2W 6B5

Cel: 403-472-7715

email: info@youthenroute.ca

www.youthenroute.ca

 **@youthenroute**

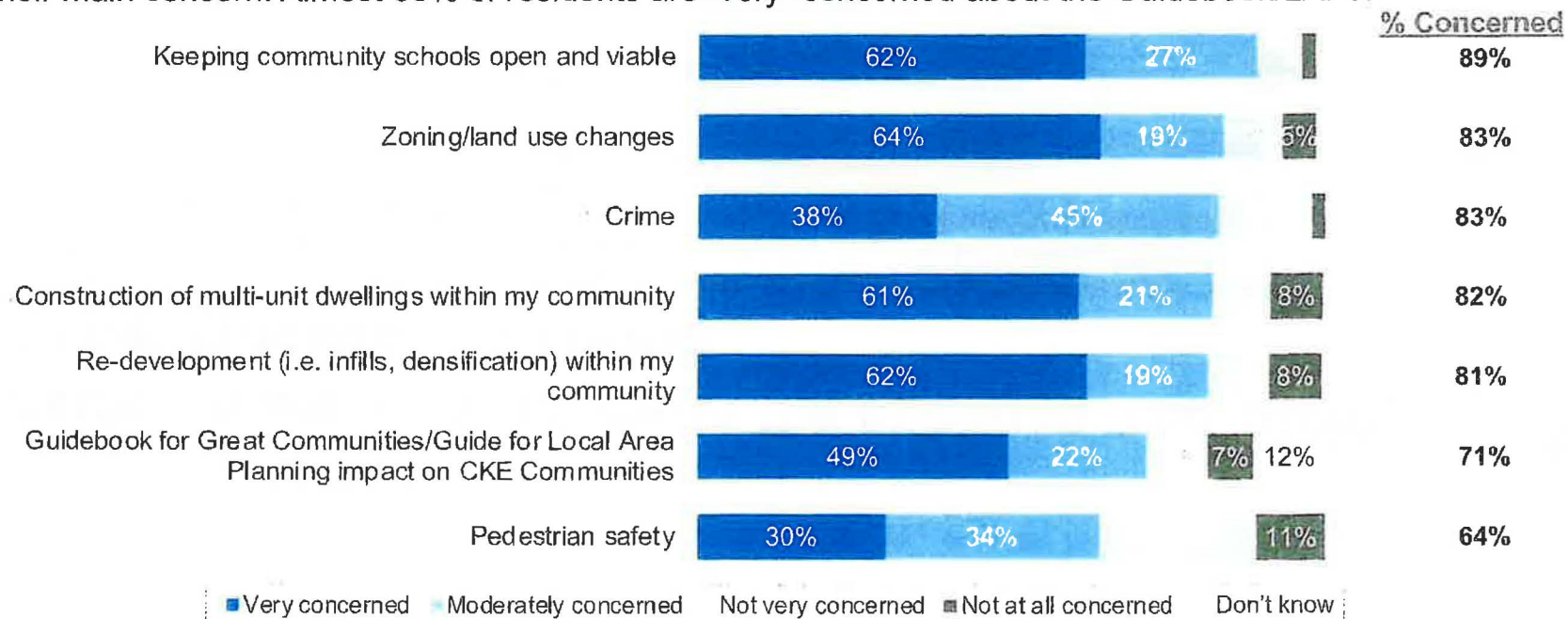
 **@youthenroute**

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
APR 05 2023
ITEM: 7.4 IP2023-0274
Distrib - Presentation 2
CITY CLERK'S DEPARTMENT

Stone -
Olafson

The biggest concern among respondents is keeping community schools open and viable

However, zoning/land use change and densification are also major areas of concern. Residents do not want to see an increase in multi-unit dwellings, but this population increase is important to addressing their main concern. Almost 50% of residents are “very” concerned about the Guidebook/LAPs.



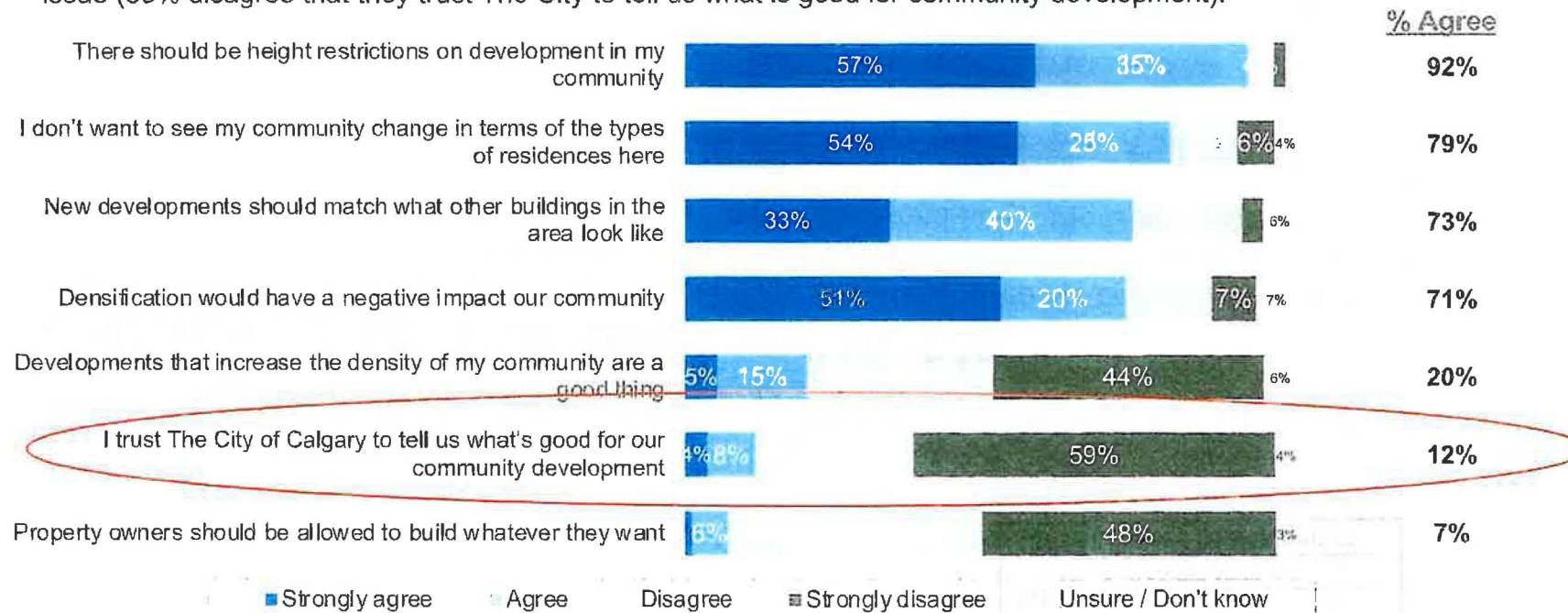
Base: All respondents (n=544)

Q5. How concerned are you about the following? Totals may not add to 100% because of rounding.

Stone –
Olafson

Residents are worried about the changes new zoning and densification will bring

CKE residents highly value the community feel of the neighbourhood, and do not want to see a lot of new high buildings that do not match the character of the community. The City of Calgary has a significant lack of trust on this issue (85% disagree that they trust The City to tell us what is good for community development).



Base: All respondents (n=544)

Q6. There are many different opinions about how communities can grow and develop. Please tell us if you agree or disagree with each one. Totals may not add to 100% because of rounding. 9

The story on one page.

CKE residents love where they live. They highly value the quiet, community feel of the area and the wealth of natural spaces and parks that are offered. Maintaining the quality and vibrancy of the community is of significant importance to residents.

There is great concern about losing Chinook Park School. To quote one resident, “*CPS is the anchor of the community,*” and the idea of losing such an integral community school is unsettling.

Residents recognize a need to attract more young families to the community, but are extremely worried about the Local Area Plan, densification, and what this entails for the safe, quiet, family-oriented community they love so much. It is important to listen to community member’s concerns about how the community will grow and to navigate these concerns in the planning of the area. Many people chose to purchase homes in the community specifically for the lack of tall multi-dwelling buildings and congested traffic. Densification needs to be mindful of keeping the character of the community intact.

There is a lack of familiarity with the Local Area Plan. Of those aware of the LAP, 56% are not familiar with the details of the plan. Especially with so much concern and opposition, it will be important to hold as many information sessions as possible where residents can better understand the details and voice their concerns. It is also important to advocate these concerns to City Council – residents don’t trust The City to develop the area in a way that is mindful of their concerns and preserves the community.

There is a lack of trust with The City of Calgary in terms of what is good for local community development. The community can help build that trust, and it starts with understanding community concerns and ensuring The City hears and acts on those concerns.



How we did the research.

A total of 544 residents completed an online survey. The questionnaire was developed in consultation with the CKE Board and Stone-Olafson.

The survey was promoted using a variety of methods:

- Bold Board: using the CKESurvey.ca url;
- Post cards delivered door to door with the CKESurvey.ca url;
- A private citizen community email list;
- CKE Community Association membership email list; and,
- CKE Community Association general list.

The survey was open from February 10th to March 20th, 2022. To incent participation a draw for one of three \$100 gift certificates was offered to those who completed the survey.

Data was cleaned and screened for multiple-use IP addresses (ensuring no single IP address could complete the survey several-multiple times, also known as ballot-stuffing).

As this is a non-probability (convenient) sample, a margin of error cannot be quoted. However, a sample of this size yields a credibility interval of +/- 4.2% nineteen times out of twenty.





February 23, 2022

Hello Guy,

I wanted to thank you for your attendance at our February 15, 2022, Heritage Communities Planning Working Group session #7.

I am writing to inform you of some feedback that we have received from fellow Heritage Communities Working Group members. Concerns were raised by members who shared with us that they feel the dynamic of collaboration has shifted in the working group, and they no longer feel like this is a safe space to share and contribute their ideas and/or concerns.

There were two specific topics that were brought to our attention. The first was your perseverance with the request to remove any type of density or growth from being shown within CKE on the maps. This was made known in the main meeting room, as indicated by a comment in the chat and verbally to the main room, and again in the breakout rooms through your comments to the Google doc. This is not in the spirit of the Working Group's role to collaborate and work constructively together to discuss growth and change in communities and we heard that those types of comments did not support an open and constructive conversation.

The second concern raised with our team from fellow working group members was the unsolicited recruitment and communication to Working Group members about the supply and demand study request you made to The City and other emails you have sent to the Working Group to provide as templates for other Community Associations to use.

As outlined in the Terms of Reference that you agreed to and signed in October 2021, and to when you were appointed the Community Association rep from CKE in June of 2021, we do need to bring to your attention specifically #10 - Communication and Respect:

- All members will participate in respectful conversations. This includes:
 - Allowing opportunity for everyone to contribute to conversations and idea generation;
 - Valuing different opinions;
 - Being polite and courteous;
 - Treating others equitably and fairly;
 - When reviewing others ideas or suggestions, identifying what is positive about the proposal as well as where it can be improved;
- All working group members are expected to abide by [The City's Respectful Workplace Policy](#).

We appreciate the passion you have for the project and your contributions. We would respectfully ask for you to take this feedback into consideration as we prepare for upcoming working group sessions. This is not about changing your stance but ensuring that there is consideration and space in the room for everyone to raise their own opinions

To-date, the feeling expressed by other working group members is that you may be attempting to overpower the situation. The City commits to host safe and collaborative Working Group Sessions where everyone has the chance to contribute.

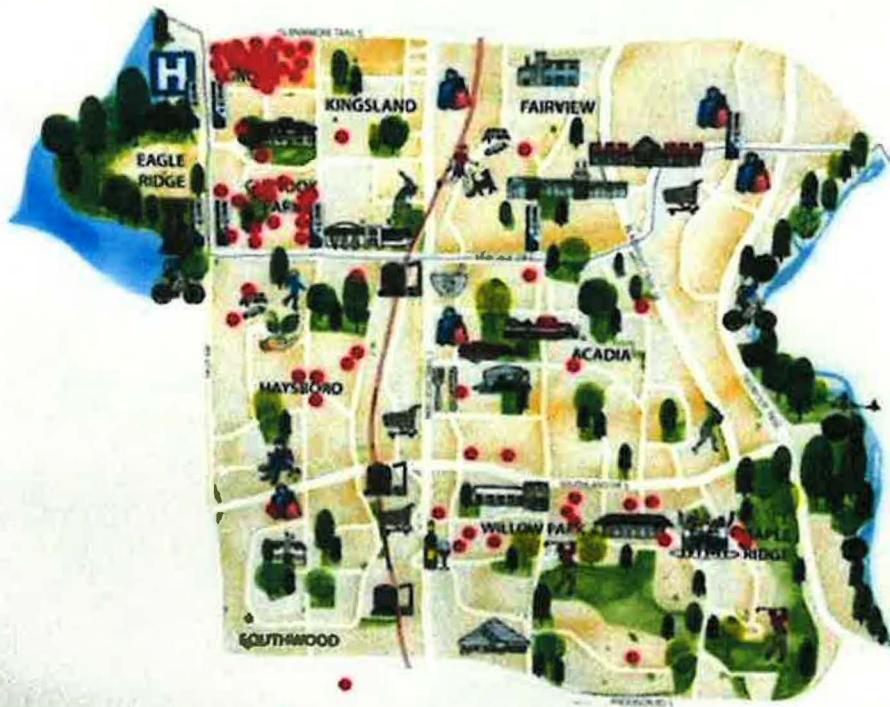
Of course, if at any time you feel you can no longer adhere to the Terms of Reference you have signed, please indicate this to us in writing and a request for a new Community Association representative for CKE will be made.

Thank you,

A handwritten signature in black ink, appearing to read 'BH', with a stylized flourish at the end.

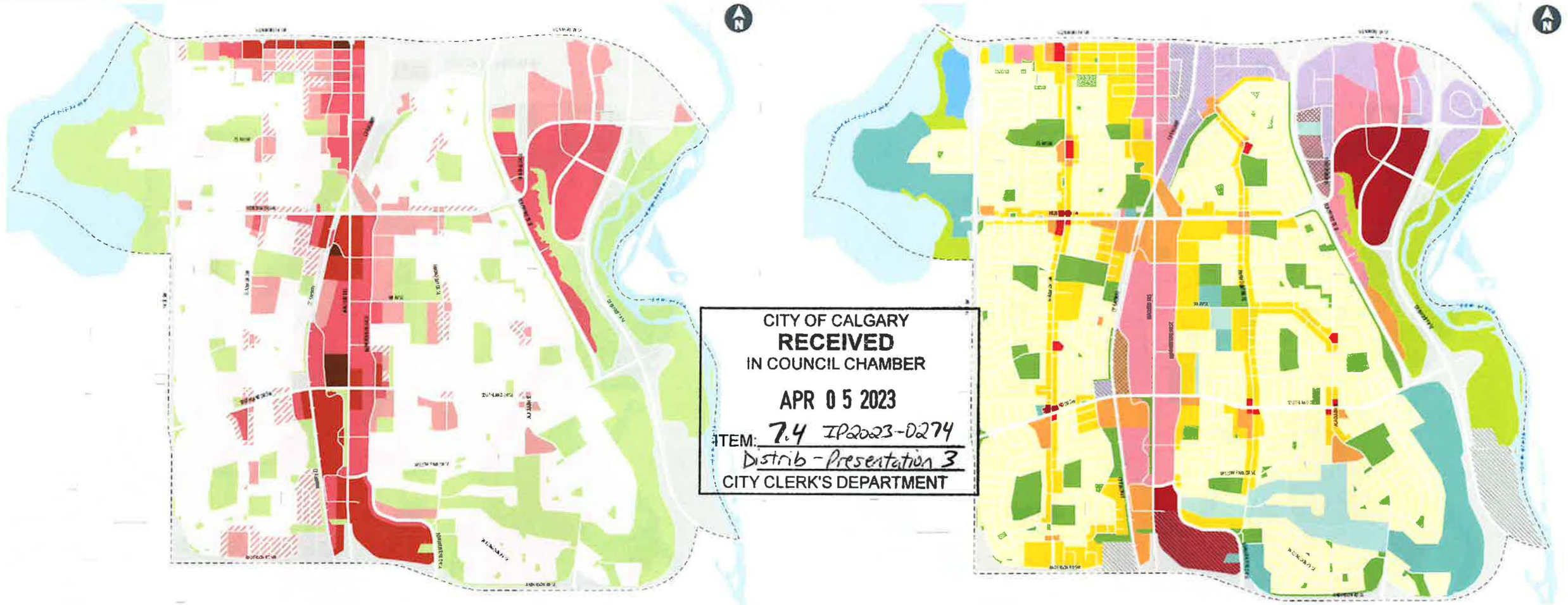
Breanne Harder,
Local Area Plan Coordinator | Community Planning
Planning & Development
P.O. Box 2100, Station M, Calgary, AB, T2P 2M5

**Let us know where you live within the
Heritage Communities**





Final Proposed Scale and Urban Form Maps



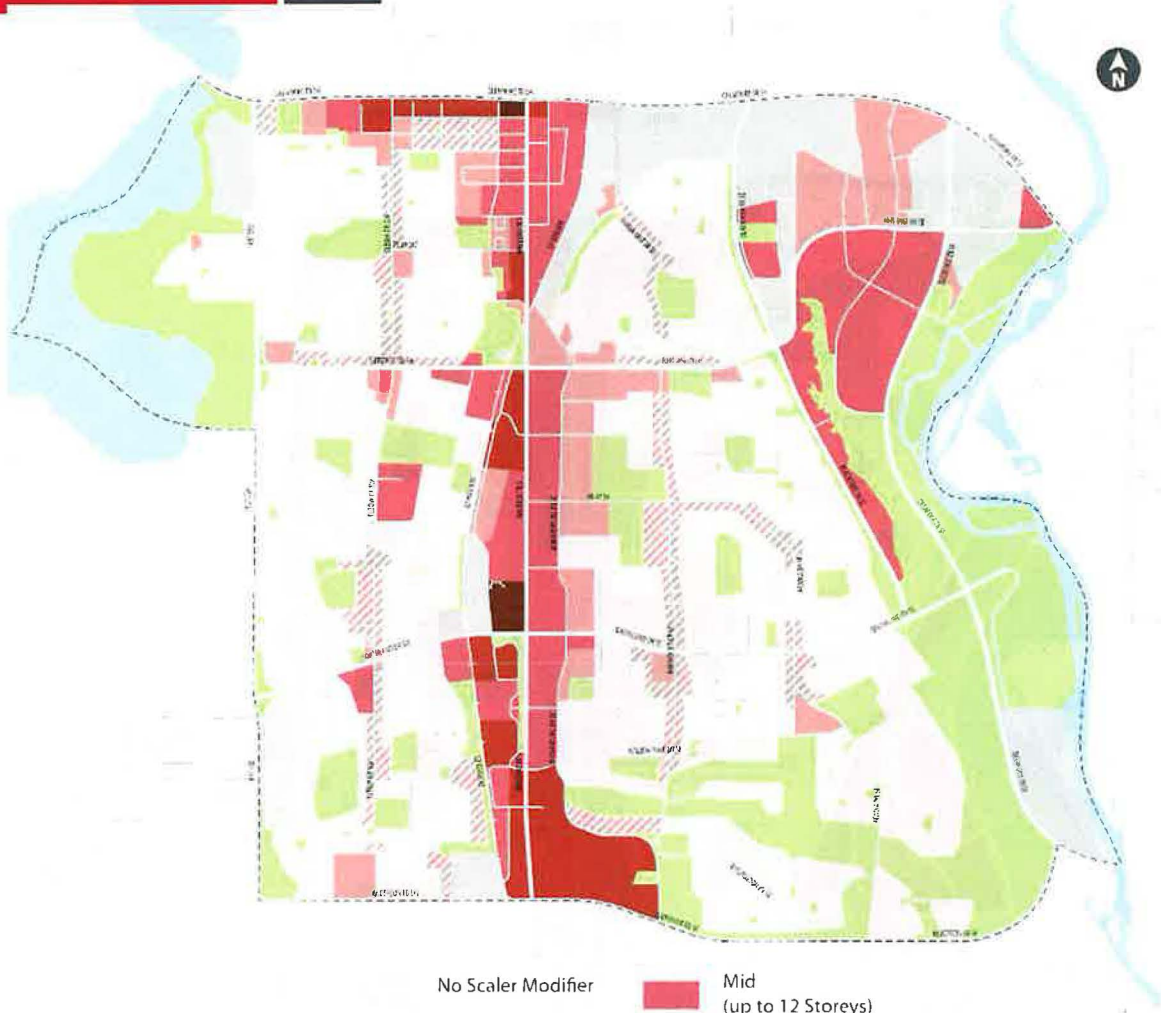
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

APR 05 2023
ITEM: 7.4 IP2023-0274
Distrib - Presentation 3
CITY CLERK'S DEPARTMENT

- | | | | | | |
|----------------------------------|-----------------------------|--------------------------|---------------------|---------------------------|-----------------------------|
| No Scaler Modifier | Mid (up to 12 Storeys) | Neighbourhood Commercial | Neighbourhood Local | Parks and Open Space | Additional Policy Guidance |
| Limited (up to 3 Storeys) | High (up to 26 Storeys) | Neighbourhood Flex | Commercial Centre | City Civic and Recreation | Active Frontage |
| Low - Modified (up to 4 Storeys) | Parks, Civic and Open Space | Neighbourhood Connector | Commercial Corridor | Regional Campus | Comprehensive Planning Site |
| Low (up to 6 Storeys) | Plan Area Boundary | | Natural Areas | No Urban Form Category | Plan Area Boundary |

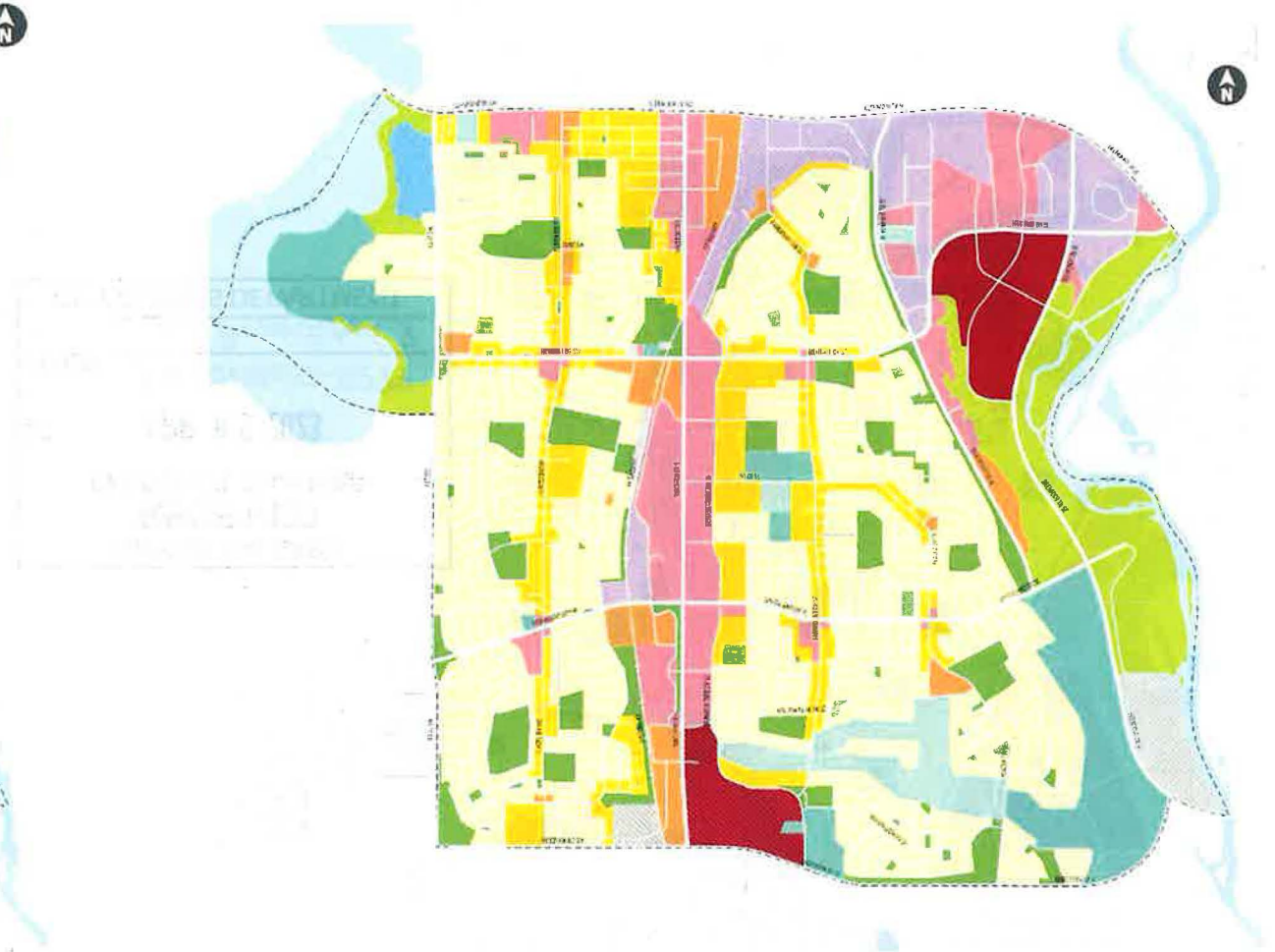


Phase 3 - Draft Scale and Urban Form Maps



- No Scaler Modifier
- Limited (up to 3 Storeys)
- Low - Modified (up to 4 Storeys)
- Low (up to 6 Storeys)
- Mid (up to 12 Storeys)
- High (up to 26 Storeys)
- Parks, Civic and Open Space
- Plan Area Boundary

ISC: UNRESTRICTED Heritage Communities Local Area Plan



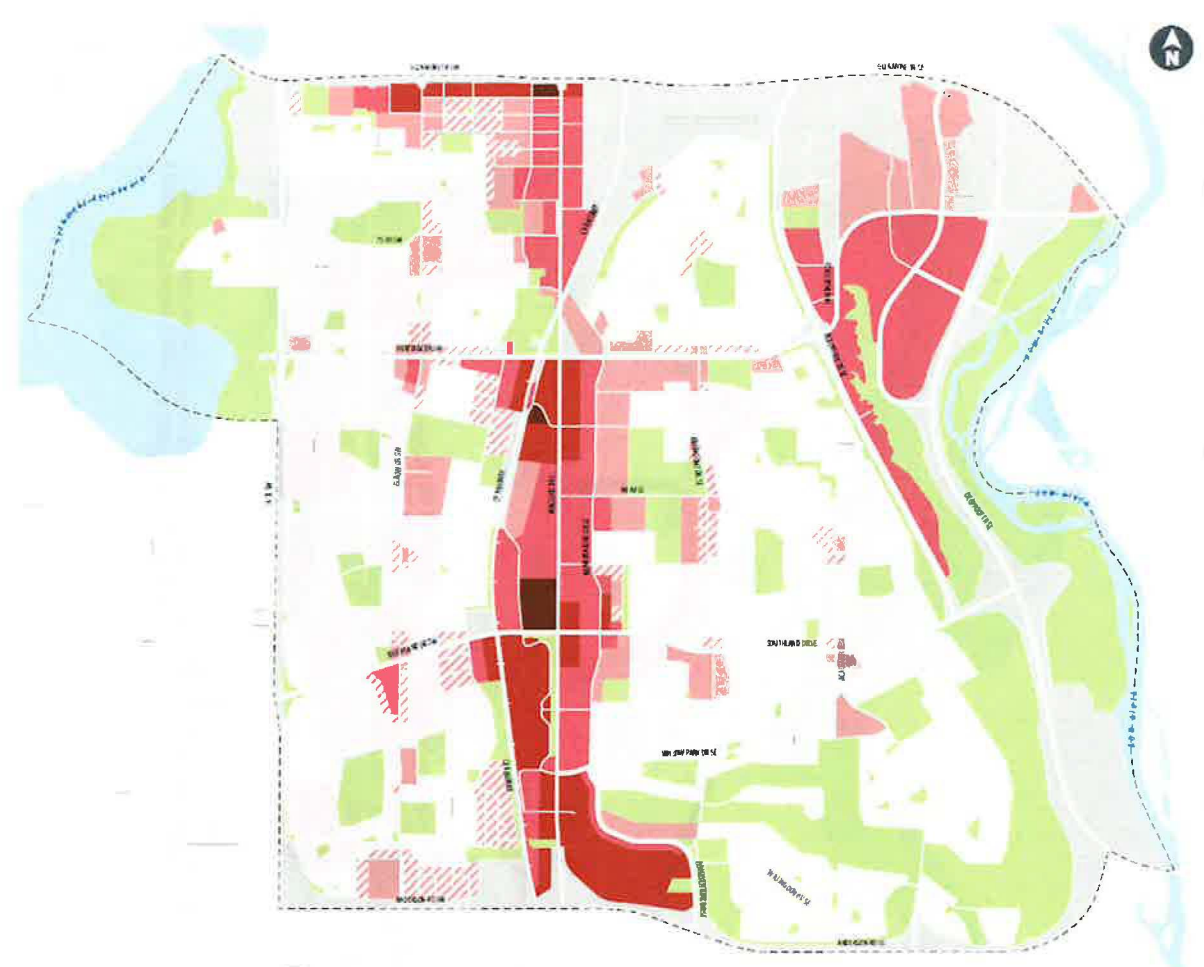
- Urban Form**
- Neighbourhood Commercial
 - Neighbourhood Flex
 - Neighbourhood Connector
 - Neighbourhood Local
 - Commercial Centre
 - Commercial Corridor
 - Natural Areas
 - Parks and Open Space
 - City Civic and Recreation
 - Regional Campus
 - No Urban Form Category
- Additional Policy Guidance**
- Active Frontage
 - Comprehensive Planning Site
 - Plan Area Boundary



Changes between Phase 3 and Proposed Building Scale Maps



Phase 3



Proposed

- No Scaler Modifier
- Limited (up to 3 Storeys)
- Low - Modified (up to 4 Storeys)
- Low (up to 6 Storeys)
- Mid (up to 12 Storeys)
- High (up to 26 Storeys)
- Parks, Civic and Open Space
- Plan Area Boundary



Phase 2 – Concept Plan

Examples of 4+ storey buildings applied within communities like yours.



- Legend**
- Macleod Trail S
 - Community Corridors
 - Transit Station Areas
 - Nodes
 - Industrial Areas For Discussion
 - Existing Policies and Land Uses Supporting Growth



Proposed Transit Station Area Maps



Legend





KEY CONSIDERATIONS FOR LIMITED SCALE POLICIES



Limited Scale Policies

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
APR 05 2023
ITEM: 7.4 IP2023-0274
Distrib - Presentation 4
CITY CLERK'S DEPARTMENT



Demographic Changes



Municipal Development Plan Policies



Public Feedback



Diversity of Perspectives



Equity



Amenities and Services



LIMITED SCALE MAP

Legend

- Locations where up to two unit development is supported (single-detached homes, semi-detached homes and secondary suites)
- Areas that support development of three or more ground-oriented homes. Buildings in the rear yard may be up to two storeys (single detached homes, semi-detached homes rowhouses, townhouses and secondary suites) (R-CG).
- Areas that support development of three or more ground-oriented homes. Buildings in the rear yards may be up to three storeys (single detached homes, semi-detached homes, rowhouses, townhouses and secondary suites) (H-GO).
- Locations that support four storey development or greater (see building scale map for allowable building heights).
- Natural Areas
- Parks and Open Space
- City Civic and Recreation Natural Areas

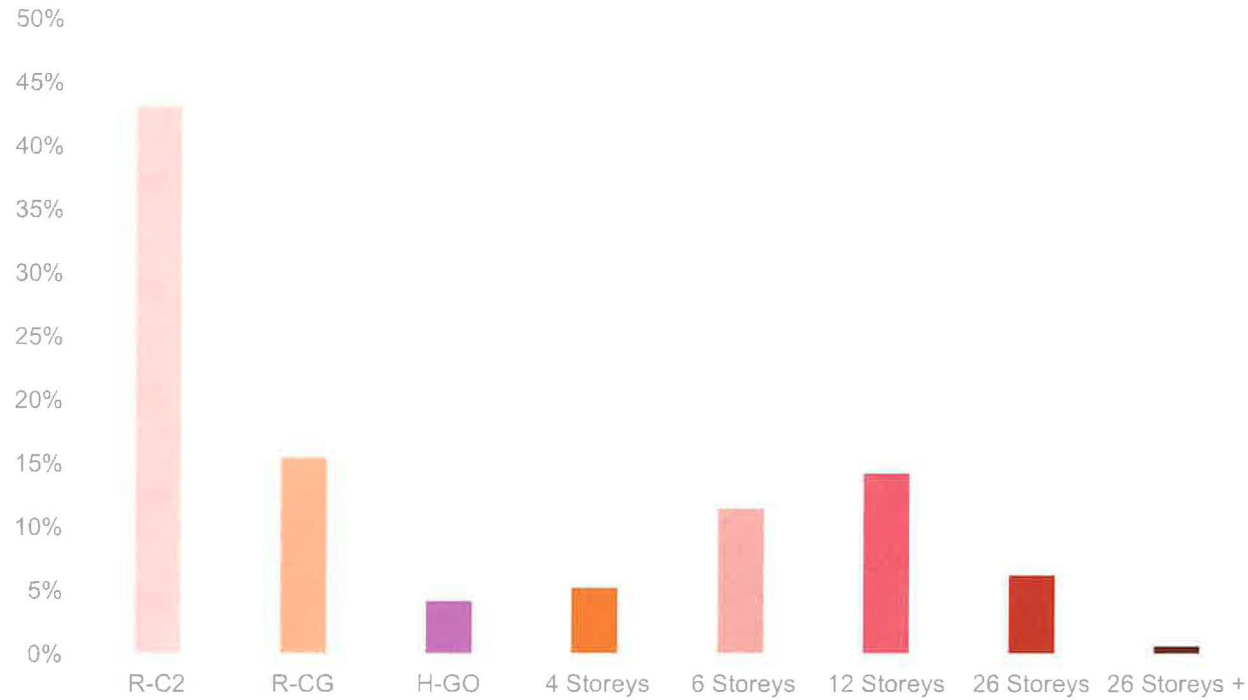


- 1** The majority of areas with the Neighbourhood Local urban form category and Limited scale modifier support up to two dwellings on a parcel (plus secondary suites). These areas could see gradual growth of semi-detached as well as new single-detached homes.
- 2** Homes with three units or more (that are three storeys or less) such as rowhouses are supported beside parks and open spaces that are larger than 0.5 hectares (approximately 1.2 acres) and have a minimum dimension greater than 25 metres. This will allow for more people to live around and enjoy these larger parks and open spaces. There are also schools on many of these open spaces, so greater housing choice will allow more families to choose to closer to local schools.
- 3** Areas within a five-minute walk, or 600 metres, of transit stations allow for housing with three or more units such as rowhouses. This will allow for more people to choose to live in grade-oriented housing in close proximity to transit and other mobility options.
- 4** Homes with three units or more (that are three storeys or less) are also allowed on corner lots. These parcels have a lane as well as streets on two sides which help accommodate servicing and parking as well as allow for doors that front onto both streets.
- 5** Homes that include three or more units in the form of three storey courtyard developments are allowed on key community corridors such as Elbow Drive SW, Heritage Drive S, Fairmount Drive SE, 90 Avenue SE and Acadia Drive SE.



BUILDING SCALE AREAS

Overall Land Distribution

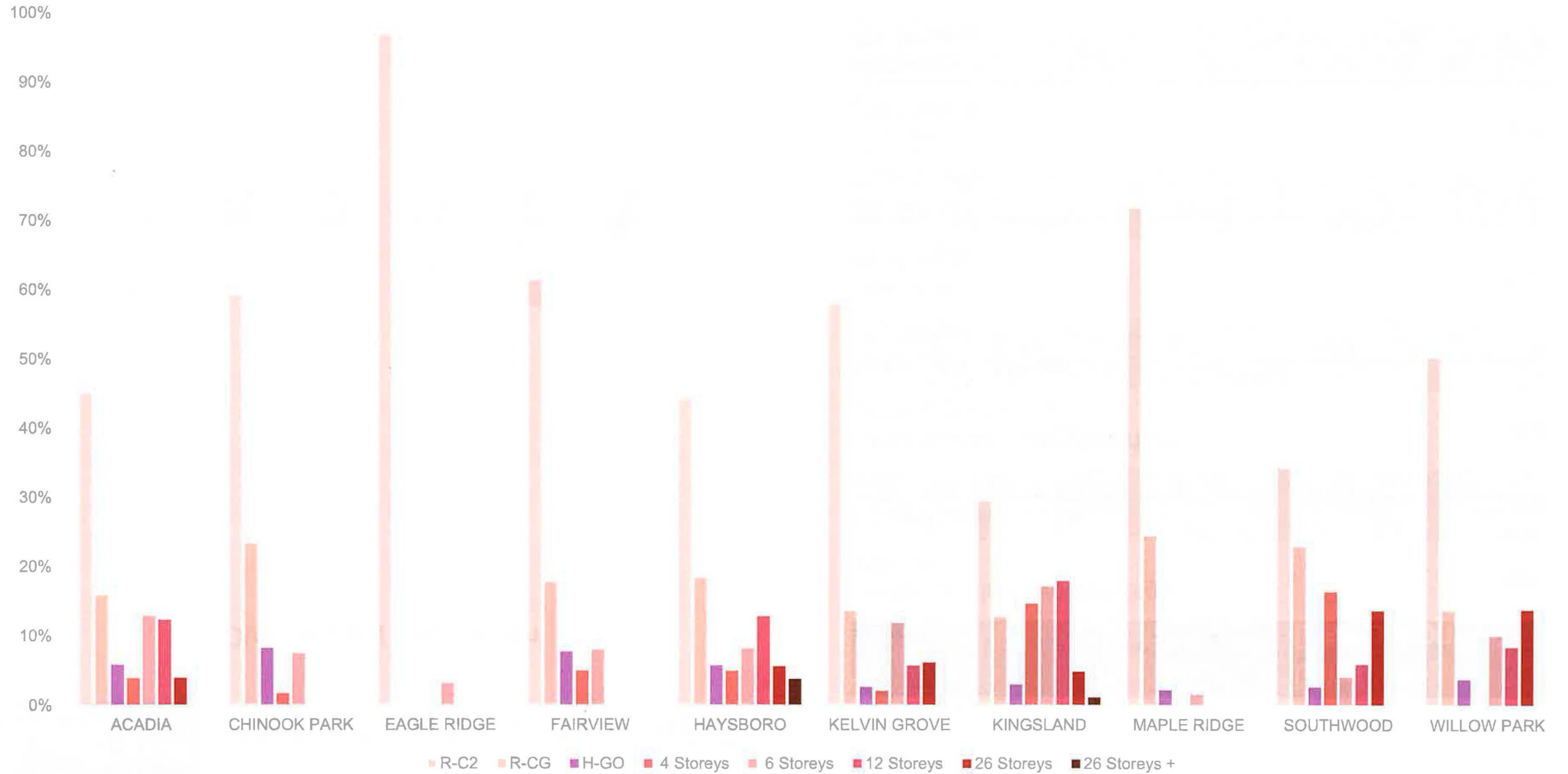


	Land Use Distribution*
Limited Scale – two dwellings (R-C2)	43%
Limited Scale – three or more dwellings (R-CG)	16%
Limited Scale – neighbourhood connector (H-GO)	4%
Low-Modified Scale (4 Storeys)	5%
Low Scale (6 Storeys)	11%
Mid Scale (12 Storeys)	14%
High Scale (26 Storeys)	6%
Highest Scale (26 Storeys +)	1%

*Not including parks, open spaces and natural areas.



Land Use Distribution





PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. 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.

Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

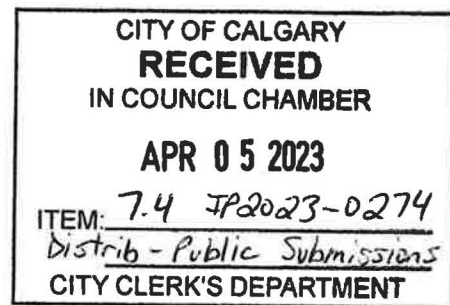
I have read and understand the above statement.

First name (required) Elizabeth

Last name (required) Duerkop

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Fairview Community Association





PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Apr 5, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

7.4 Heritage Communities Local Area Plan, IP2023-0274

Are you in favour or opposition of the issue? (required)

In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)
If you have additional files to attach, email them to publicsubmissions@calgary.ca

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

Please find attached the Fairview Community Association's letter of support for the Heritage Communities Local Area Plan.



Fairview Community Association
PO Box 78053
RPO Heritage
Calgary, AB T2H 2Y1
403.252.5424
www.fairviewcommunity.ca



March 31, 2023

Re: Support for Heritage Communities LAP

To: City of Calgary Infrastructure and Planning Committee - Councillor Sonya Sharp, Chair

The Fairview Community Association (FCA) would like to express its support for the current draft of the Heritage Communities Local Area Plan (LAP).

The communities of Fairview and Fairview Industrial currently lack a realistic, comprehensive area plan in alignment with both city and community goals. The LAP provides a much-needed vision for future development that begins to address the demographic and contextual changes affecting Calgary's early suburbs.

The FCA was pleased to participate in the engagement process via the working group and CA-focused sessions. We were encouraged by the wider public communication and engagement efforts undertaken by the City's planning and communications teams. There was extensive opportunity for resident input and many different perspectives were heard. While no plan can meet all expectations, the final plan reflects most of the key elements we heard again and again. We noted that many of the objections we heard were centered around growth and densification in general, which will take place regardless. If applied as intended, the LAP will be a helpful guide for all stakeholders to manage growth and change in a way that best meets the vision and goals of residents, communities, and the City of Calgary.

While each of the Heritage communities has its own unique characteristics, they have many commonalities and face many of the same challenges. In this case, the newer, multi-neighbourhood approach to planning was largely helpful in providing appropriate context for development, emphasizing connections and nearby amenities while including local knowledge and unique neighbourhood features and issues.

Like all growth and change, the future vision resulting from the LAP process requires City action in the coming years as demographics, density, and lifestyles change. Our preference would be for the LAP process to result in additional, more in-depth tactical planning policies, benchmarks, or even linkages to existing policies or departmental strategies that reflect *how* the plan will be implemented for current and anticipated growth needs in the Heritage communities. Some key examples, several related to Fairview specifically, include:

- **Infrastructure, amenities and facilities investment.** Local neighbourhood amenities are key factors in attracting and retaining residents and building community. With the loss of Fairview's arena in 2018 and the upcoming demolition of our former community centre (now the National accessArts Centre), Fairview lacks indoor common spaces for gathering and would benefit from City investment in neighbourhood public facilities.

- **Traffic** patterns must be observed and managed. The Fairmount Drive corridor has become a cut-through route where traffic volume and speed often make the street, bordered by several schools, unsafe.
- **Pedestrian and cycling routes** within the community and linkages to adjacent areas and routes. Some elements are briefly mentioned in Appendix A: Investment Opportunities, and we expect to see elaboration on these ideas and incorporation into the built environment as soon as feasible. While Appendix C: Mobility includes preliminary maps for these transport modes (Map C1: Pedestrian Corridors and Map C2: Cycling Network), both require further work on routes and on infrastructure supportive of current use. Examples include a lack of east-west linkages for Fairview, such as across Blackfoot Trail to the east towards the Calgary Farmers' Market, or across the CPR line and LRT to the west toward Macleod Trail; a lack of sidewalks on the east side of Fairmount Drive south of Glenmore Trail; and a lack of safe cycling routes on Fairmount Drive, particularly just south of Glenmore Trail, due to the busy four-lane road having no shoulder. We look forward to the implementation of 5A network principles to improve safety and connectivity.
- **Affordable and attainable housing.** Specific goals and strategies for housing should be clarified. Calgary will require a broad range of options in the future to support economic growth and ensure all residents have safe and secure options for living. Many of the Heritage communities include a bungalow on a relatively large lot as the most common type of housing. While a conversion to a double lot with two or more infill homes does increase density, our experience has shown the new infills are often much more expensive than the surrounding original bungalows. Affordability must be a strategic consideration so that the results plan for the actual housing needs of Calgarians, and don't simply open the floodgates to gentrification.
- **Urban canopy, green and natural spaces, and parks.** Serious efforts to maintain or increase our tree canopy and common outdoor spaces are important from a human and environmental perspective, and we look forward to seeing associated policies being prioritized.

Specific to Fairview and Fairview Industrial, we wish to note the following potential issues related to the LAP process and outcome:

- While just outside the plan area, **Chinook Station** has a greater practical impact on our neighbourhood than the stations included in the LAP. Densification, transportation corridors, and pedestrian/cycling access related to this station should be part of a comprehensive plan for Fairview and Fairview Industrial.
- **Fairview Industrial** was labeled a Special Policy Area (1.5.7.1) and received limited attention in terms of focused planning engagement. The FCA and a community partner in Fairview Industrial did benefit from a planning session where we discussed the area in a limited capacity. However, our residents' vision for the future of Fairview Industrial includes diverse uses and urban forms along with an emphasis on pedestrian connectivity with housing in Fairview. We believe it deserved more engagement and consideration. Although we understand that industrial-designated areas are subject to different policies and strategies, we suggest that these areas be discussed in a more integrated manner in future LAP processes when they are adjacent to or have clear connectivity with residential areas. The section on Fairview Industrial in the final LAP draft is in general alignment with popular community vision, but could be improved and expanded by considering in-plan light industrial areas more fully.
- Planning and development work regarding the possible **Midtown** development and associated infill LRT station is ongoing and has evolved during the past several years. The area was

identified as a Comprehensive Planning Site, and not sufficiently addressed during the LAP process. This large proposed development would greatly impact Fairview, Kingsland, and Macleod Trail in general. While the development would undergo its own engagement process and result in updates to the LAP if approved, we feel that the exclusion of the site, even during the pre-approval stage, is a missed opportunity for dialogue on the types of urban forms and amenities that residents would envision and support. Discussions should have included potential impacts, particularly of an infill station, and the final LAP maps should at least show potential density.

- Some proposed **building heights** (Map 4: Building Scale) may not be appropriate for the location, depending on factors like elevation and surrounding built forms at the time of a given development application. We will be observing and engaging with the City as development proceeds, and expect those involved in approvals to be mindful that each application is unique, regardless of whether it meets the basic criteria outlined in the LAP.

Of additional note is the language and education process best used in the working group and during public engagement. Planning is very involved and a wide variety of terms were used to describe and categorize the elements needed in an LAP. Plain language and easily understandable resources (summary reference documents (“cheat sheets”), explanatory videos, etc.) and a clearly defined scope and expected outcome for the LAP from the outset are critical for inclusivity and combating misinformation. All stakeholders must have a common understanding as a basis for collaborative, positive discussion.

Finally, we wish to thank the City teams for their work on this project dating back to 2019. They were always patient and respectful during a long project with many unpredictable bumps in the road. Engagement can be very difficult, and their effort was clear.

The Fairview Community Association looks forward to seeing the LAP’s vision activated across City departments and reflected in City investment and improvements in the Heritage communities.

Sincerely,

Elizabeth Duerkop
Heritage Communities Working Group Representative
Fairview Community Association

Regan Klyn
Vice President (Acting President)
Fairview Community Association

Cc: Councillor Kourtney Penner, Ward 11
Heritage Communities Planning Team
Rabbi Menachem Matusof, Chabad, Forge Road (Fairview Industrial)



PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **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.

Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name (required)

Last name (required)

Are you speaking on behalf of a group or Community Association? (required)

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Request to speak

How do you wish to attend?

In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

Yes

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Apr 5, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Heritage Communities Local Area Plan

Are you in favour or opposition of the issue? (required)

Neither

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)
If you have additional files to attach, email them to publicsubmissions@calgary.ca

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





Fairview Community Association
PO Box 78053
RPO Heritage
Calgary, AB T2H 2Y1
403.252.5424
www.fairviewcommunity.ca



March 31, 2023

Re: Support for Heritage Communities LAP

To: City of Calgary Infrastructure and Planning Committee - Councillor Sonya Sharp, Chair

The Fairview Community Association (FCA) would like to express its support for the current draft of the Heritage Communities Local Area Plan (LAP).

The communities of Fairview and Fairview Industrial currently lack a realistic, comprehensive area plan in alignment with both city and community goals. The LAP provides a much-needed vision for future development that begins to address the demographic and contextual changes affecting Calgary's early suburbs.

The FCA was pleased to participate in the engagement process via the working group and CA-focused sessions. We were encouraged by the wider public communication and engagement efforts undertaken by the City's planning and communications teams. There was extensive opportunity for resident input and many different perspectives were heard. While no plan can meet all expectations, the final plan reflects most of the key elements we heard again and again. We noted that many of the objections we heard were centered around growth and densification in general, which will take place regardless. If applied as intended, the LAP will be a helpful guide for all stakeholders to manage growth and change in a way that best meets the vision and goals of residents, communities, and the City of Calgary.

While each of the Heritage communities has its own unique characteristics, they have many commonalities and face many of the same challenges. In this case, the newer, multi-neighbourhood approach to planning was largely helpful in providing appropriate context for development, emphasizing connections and nearby amenities while including local knowledge and unique neighbourhood features and issues.

Like all growth and change, the future vision resulting from the LAP process requires City action in the coming years as demographics, density, and lifestyles change. Our preference would be for the LAP process to result in additional, more in-depth tactical planning policies, benchmarks, or even linkages to existing policies or departmental strategies that reflect *how* the plan will be implemented for current and anticipated growth needs in the Heritage communities. Some key examples, several related to Fairview specifically, include:

- **Infrastructure, amenities and facilities investment.** Local neighbourhood amenities are key factors in attracting and retaining residents and building community. With the loss of Fairview's arena in 2018 and the upcoming demolition of our former community centre (now the National accessArts Centre), Fairview lacks indoor common spaces for gathering and would benefit from City investment in neighbourhood public facilities.

- **Traffic patterns** must be observed and managed. The Fairmount Drive corridor has become a cut-through route where traffic volume and speed often make the street, bordered by several schools, unsafe.
- **Pedestrian and cycling routes** within the community and linkages to adjacent areas and routes. Some elements are briefly mentioned in Appendix A: Investment Opportunities, and we expect to see elaboration on these ideas and incorporation into the built environment as soon as feasible. While Appendix C: Mobility includes preliminary maps for these transport modes (Map C1: Pedestrian Corridors and Map C2: Cycling Network), both require further work on routes and on infrastructure supportive of current use. Examples include a lack of east-west linkages for Fairview, such as across Blackfoot Trail to the east towards the Calgary Farmers' Market, or across the CPR line and LRT to the west toward Macleod Trail; a lack of sidewalks on the east side of Fairmount Drive south of Glenmore Trail; and a lack of safe cycling routes on Fairmount Drive, particularly just south of Glenmore Trail, due to the busy four-lane road having no shoulder. We look forward to the implementation of 5A network principles to improve safety and connectivity.
- **Affordable and attainable housing.** Specific goals and strategies for housing should be clarified. Calgary will require a broad range of options in the future to support economic growth and ensure all residents have safe and secure options for living. Many of the Heritage communities include a bungalow on a relatively large lot as the most common type of housing. While a conversion to a double lot with two or more infill homes does increase density, our experience has shown the new infills are often much more expensive than the surrounding original bungalows. Affordability must be a strategic consideration so that the results plan for the actual housing needs of Calgarians, and don't simply open the floodgates to gentrification.
- **Urban canopy, green and natural spaces, and parks.** Serious efforts to maintain or increase our tree canopy and common outdoor spaces are important from a human and environmental perspective, and we look forward to seeing associated policies being prioritized.

Specific to Fairview and Fairview Industrial, we wish to note the following potential issues related to the LAP process and outcome:

- While just outside the plan area, **Chinook Station** has a greater practical impact on our neighbourhood than the stations included in the LAP. Densification, transportation corridors, and pedestrian/cycling access related to this station should be part of a comprehensive plan for Fairview and Fairview Industrial.
- **Fairview Industrial** was labeled a Special Policy Area (1.5.7.1) and received limited attention in terms of focused planning engagement. The FCA and a community partner in Fairview Industrial did benefit from a planning session where we discussed the area in a limited capacity. However, our residents' vision for the future of Fairview Industrial includes diverse uses and urban forms along with an emphasis on pedestrian connectivity with housing in Fairview. We believe it deserved more engagement and consideration. Although we understand that industrial-designated areas are subject to different policies and strategies, we suggest that these areas be discussed in a more integrated manner in future LAP processes when they are adjacent to or have clear connectivity with residential areas. The section on Fairview Industrial in the final LAP draft is in general alignment with popular community vision, but could be improved and expanded by considering in-plan light industrial areas more fully.
- Planning and development work regarding the possible **Midtown** development and associated infill LRT station is ongoing and has evolved during the past several years. The area was

identified as a Comprehensive Planning Site, and not sufficiently addressed during the LAP process. This large proposed development would greatly impact Fairview, Kingsland, and Macleod Trail in general. While the development would undergo its own engagement process and result in updates to the LAP if approved, we feel that the exclusion of the site, even during the pre-approval stage, is a missed opportunity for dialogue on the types of urban forms and amenities that residents would envision and support. Discussions should have included potential impacts, particularly of an infill station, and the final LAP maps should at least show potential density.

- Some proposed **building heights** (Map 4: Building Scale) may not be appropriate for the location, depending on factors like elevation and surrounding built forms at the time of a given development application. We will be observing and engaging with the City as development proceeds, and expect those involved in approvals to be mindful that each application is unique, regardless of whether it meets the basic criteria outlined in the LAP.

Of additional note is the language and education process best used in the working group and during public engagement. Planning is very involved and a wide variety of terms were used to describe and categorize the elements needed in an LAP. Plain language and easily understandable resources (summary reference documents ("cheat sheets"), explanatory videos, etc.) and a clearly defined scope and expected outcome for the LAP from the outset are critical for inclusivity and combating misinformation. All stakeholders must have a common understanding as a basis for collaborative, positive discussion.

Finally, we wish to thank the City teams for their work on this project dating back to 2019. They were always patient and respectful during a long project with many unpredictable bumps in the road. Engagement can be very difficult, and their effort was clear.

The Fairview Community Association looks forward to seeing the LAP's vision activated across City departments and reflected in City investment and improvements in the Heritage communities.

Sincerely,

Elizabeth Duerkop
Heritage Communities Working Group Representative
Fairview Community Association

Regan Klyn
Vice President (Acting President)
Fairview Community Association

Cc: Councillor Kourtney Penner, Ward 11
Heritage Communities Planning Team
Rabbi Menachem Matusof, Chabad, Forge Road (Fairview Industrial)

April 5, 2023

**Re: File Number IP2023-0274.
Letter of Support for the Heritage Communities Local Area Plan (Agenda Item 7.4)**

Dear SPC Members,

Thank you for considering my thoughts on the Heritage Communities Local Area Plan.

I am speaking in **support** of the Heritage Communities Local Area Plan.

I am a resident of Chinook Park, part of the larger tri community of CKE. I was a delegate to the Working Group for the Heritage Communities Local Area Plan, initially as a representative of my CA, and then later as member of the community.

I must commend the professionalism with which the working group sessions were conducted. The knowledge and experience of the Heritage LAP team were apparent throughout the consultation process. I have taken courses through the SFU Urban Design Certificate Program and I am confident that the planning principles the working group used to assist with the Plan are those used all over the world when considering what makes cities, communities, and neighborhoods work. The team's professionalism and knowledge helped the working group create neighborhood specific plans that take into consideration the working group's local knowledge.

Larry Beasley, former planning director with the City of Vancouver, has said, "**A city is the most complex invention of the human mind – an organism in a constant state of transformation.**" I believe that the Heritage Communities Local Area Plan attempts to make sense of this complex invention and respects the need for transformation, or at the very least, change. The LAP is essential for the future success of our communities, and for our city as a whole. The Heritage LAP team used our **local** knowledge to envision a future for our communities that will carry us into the future. This plan will help ensure that our communities are vibrant and liveable for the current residents as well as for future generations.

One of the most important parts of the Plan is to ensure that there are choices for different types of housing in **all** neighborhoods. The words "density" or "blanket density" are thrown around a lot. This term has become so politicized and is used negatively by those opposed to this plan. Diversity of housing types in **all** neighborhoods is necessary for healthy communities and healthy cities. It allows for culturally and socio-economically diverse people to co-exist side by side. Does this mean that we need to increase the density in **all** parts of the city - yes! This doesn't negate single family homes, as that choice will continue to be available. But other choices will also be available. People make different housing choices for many reasons. Some people want to own a car, some do not. Some people are single parents, single people, widowed, have a dependent adult living with them, have children. We make housing choices for all kinds of reasons and the Heritage LAP allows people to have those choices within every community. Peoples' life situations change, and they may not want to leave their current

neighborhood. Housing choice can ensure that people can stay in their chosen neighborhood regardless of what might come up in their lives. The Heritage LAP allows for this continuity.

Using “density” as a dirty word fails to consider the positives of density. Schools remain vibrant parts of the community, more amenities can pop up or stay, community members live side by side with those who are be different in many ways, which humanizes all people. And of course, density in communities allows for choice in transportation as well. Walking, biking and driving can all thrive in more dense neighborhoods. The goal is to make our communities liveable and sustainable for ALL Calgarians, including those who can’t speak at council meetings, for those who haven’t arrived in Calgary and even for those who aren’t yet born. Council must consider these future residents as well as the current residents of our communities. The Heritage LAP does this.

I’d like to speak about the LAP in the context of my children and change. Children are the embodiment of change. They, like many young adults, are leaving for jobs and for school and they will be comparing Calgary to other places they have lived. Calgary must innovate and grow into a city of the future to attract them back. What we wanted in our communities and cities will be very different from what our children, or grandchildren will want. And even more importantly, the changes coming to our planet will dictate that they will not be able to have what we have. The Heritage LAP plans for the future and can flex and pivot with the different circumstances in which our communities may find themselves in the future. We would plan for change in our futures as individuals or as families or as a business. Cities and neighborhoods must do the same.

The only constant is change. Our world is changing, and our communities need to as well. The climate is changing, geopolitical forces are forcing change in the world – from immigration to inflation, energy sources will need to change. The world our children and their children will live in will be vastly different from the one we live in, just as the world we have lived in is different from the world of our parents and grandparents. In 1958, when Chinook Park as a neighborhood was being conceived, Calgary’s population was 220, 000. Chinook Park was at that time a polo club and a racetrack. Before that farmland, and before that our indigenous peoples were the only human inhabitants of Chinook Park. Back then it would have been impossible to envision the city we live in today. Just as it is difficult to envision our communities so far in the future. Though the Heritage LAP can’t see 100 years into the future, it is a living document that attempts to envision some of the changes that are already happening, and plan accordingly. The only prudent thing to do is to plan for change.

Members of The Standing Policy Committee for Infrastructure and Planning, I ask that you move forward with the Heritage Local Area Plan to ensure that Calgary is a great city for everyone. We don’t have great communities until we ALL have great communities. Thank you so much for your time.

Respectfully,

Sonja Johnson



PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **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.

Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name (required) Shiv

Last name (required) Ruparell

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Request to speak

How do you wish to attend?

In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

No

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Apr 5, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Heritage Communities Local Area Plan

Are you in favour or opposition of the issue? (required)

In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video). If you have additional files to attach, email them to publicsubmissions@calgary.ca

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

Thank you for the opportunity to speak in strong favour of the proposed Heritage Communities Local Area Plan (LAP). I am a lifelong resident of a Heritage neighbourhood, Eagle Ridge, and a both grateful and active member of this community. The Heritage Communities have so much to offer, from a stunning reservoir and waterfront with its multi-use trails to excellent transit connections and warm neighbours. I am lucky to call this place home. However, while some residents today will no doubt argue that the LAP threatens these assets, I take a different view. I believe it is a profound shame that, because of antiquated housing restrictions and exclusionary zoning, so few Calgarians get to call these communities home. We are connected to two MAX BRT lines, an LRT line, and a dense network of pathways. And yet surrounding these assets are a sea of single-family homes. This is not how a forward-looking city that belongs in this century plans itself. So much, for so few. I grew up in this area, and would love to continue living here, but because of limited housing options will not be able to do so indefinitely. The lack of anything other than single family homes, from modest townhouses to mid-rise apartment buildings, stifles housing supply and drives up prices in a part of the city that far more people should be able to call home. And while some today will no doubt hold little objection to densification along Macleod Trail or other major corridors, why should apartment-dwellers and renters be limited to live along noisy and industrial arterials? Our community's greatest asset is its natural beauty - why should individuals who cannot afford or do not desire a single-family home be barred from these beautiful neighbourhoods? There is no reasonable answer to this question in a city that purports to strive for equity, inclusion, climate resilience, and economic diversification.

I urge the Councillors here today to think not only of our community's current residents,



but also of their children. Please consider the future generations of Calgarians who seek to and indeed may one day call our neighbourhoods home. Those Calgarians including of my generation deserve to have their voices heard, even if they cannot present before you today.

Please vote yes to the Calgary we strive to be, not the Calgary we are today. Please vote yes to the Heritage Communities Local Area Plan.