



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required]

Darwin

Last name [required]

Bateyko

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 comment on? [required] (if you

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] (if you are providing input on service plans and budget adjustments, please select “November 18”)

Oct 16, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).) (if you are providing input on service plans and budget adjustments, please write “budget” below.)

[required] - max 75 characters

Riley Local Area Plan Consideration

Public Submission

CC 968 (R2024-05)

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT_01_FILENAME

IPC Comments Sept 2024.pdf

ATTACHMENT_02_FILENAME

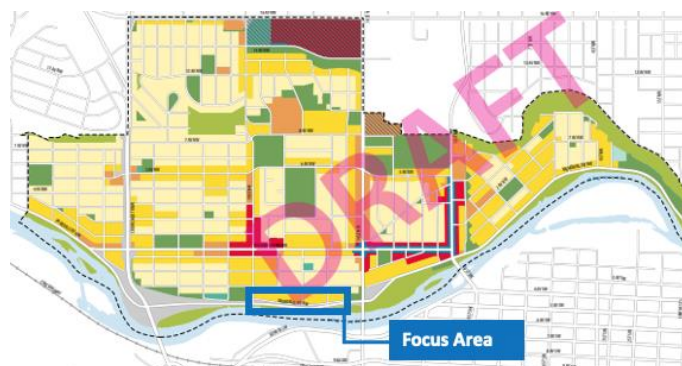
Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please find below my comments regarding the draft Riley Local Area Plan. Our comments focus on the Westmount area of the Plan as indicated in the adjacent map, and detail our concern that City Administration did not listen to community input, and therefore did not understand that area context, which has led to uninformed policy direction in the Plan. The attachment provides more detail related to these concerns.

Infrastructure & Planning Committee

RE: RILEY LOCAL AREA PLAN COMMENTS

Please find below our comments regarding the draft Riley Local Area Plan. Our comments focus on the Westmount area of the Plan as indicated in the adjacent map, and detail our concern that City Administration did not listen to community input, and therefore did not understand that area context, which has led to uninformed policy direction in the Plan.



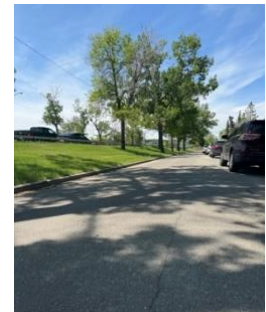
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 - Area residents attended the Open Houses and online events held during Phase 3 of this Plan, and submitted written comments that summarized key points. **This feedback was not captured in any way in the What We Heard Report or What We Did Report**, and both reports failed to capture the general sentiment of the Open Houses or online events. When asked about this, City Administration confirmed that the written feedback was not incorporated because one submission was received that was signed by many households. ***They considered this a petition and thus ignored it.*** For the Open House comments, we were told that they were grouped by category, but when we ask for them to show us where the general sentiments we communicated were listed, they were unable to do so. City Administration committed to following up with us on this issue, but never did so.
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 - If there is a desire to continue with the public engagement process, we strongly recommend proper training for City Administration, and a revamping of public engagement design, along with oversight of administration to provide a balanced view of community input.
2. **The context of the area is unsuitable for the proposed intensification from a historically low-density residential area to a medium-density mixed-use area.** The Plan designates this area as a Neighbourhood Connector that will promote four to six storey development and retail and commercial uses in an area that is assessable by a one-way single-lane roadway and has existing contamination that prohibits subsurface disruption.

- Westmount Boulevard is a one-way, single-lane roadway that parallels Memorial Drive. There is a landscaped/treed median that separates the community from Memorial Drive, with a 1.5 meter plus grade-separation for a significant portion as shown in the adjacent pictures.



- As all the properties along this street face Memorial Drive, retail uses will attract non-local, commuter traffic from Memorial into the community, which will bring in significant vehicle traffic to this area. As this is a single-lane one-way street with parking on one side of the street only, and no opportunity for underground parking due to the existing contamination, vehicle traffic will undoubtedly overflow into other parts of the community.
 - The MDP encourages growth to happen around Main Streets, Transit Station Areas and Activity Centres – none of which applies to this area. City Planners have stated that the area’s proximity to Memorial Drive makes it a corridor, which justifies the higher densities and non-residential uses. What has not been considered is that:
 - i. Memorial Drive is a commuter roadway for non-local citywide traffic;
 - ii. there is no direct access to the river pathway system from this location;
 - iii. there is no existing or planned transit to this area;
 - iv. there is limited to no existing pedestrian or bike activity along this roadway;
 - v. at each end of this roadway there exists a non-conforming and dangerous intersection that cannot handle existing traffic; and
 - vi. this area is separated by a treed median and a significant grade differential.
 - Despite what City Planners have said, there are no apartments (multi-residential) currently existing in this area. With the exception of the former CBC lot (zoned DC to allow for a townhouse complex), the area is zoned RC2, which does not allow apartment/multi-residential buildings as either permitted or discretionary uses. This is an unfortunate example of context not being accurately reflected in the plan and then being used as uninformed arguments for polices that do not fit community contexts.
3. **The Plan does not address or take into context the unique planning considerations and appears to prioritize redevelopment and the Local Area Plan’s approval timeline over public health and safety.** This area is impacted by creosote contamination, that if exposed, will impact the health and wellbeing of area residents.



- Alberta Environment and Parks (AEP), along with Alberta Health Services, maintains monitoring wells in the area to keep track of conditions related to this carcinogen.
- Through the engagement process, area residents asked that the Plan consider the existing contamination to ensure the protection of public health and wellness in this area. The response was to further exasperate the condition but increasing the intensification in the area between the first and second draft of the Plan, with no acknowledgement or concern for risk to area residents. Both written submissions and in-person **feedback from area residents were not recorded in the What We Heard Report**, and not reflected in the Plan.
- According to the February 2024 paper published by the Environmental Law Center (Alberta) – *The Regulation of Pollution and Contaminated Sites in Alberta* - building on contaminated land is complex and requires careful planning, regulatory complication and often substantial remediation efforts. This is especially true when municipalities and the province have shared jurisdiction. A key finding of the report was that there is currently a **'lack of regulation for risk management through exposure control at contaminated sites in Alberta'**. One of top seven recommendations stemming from the report include **'Implementing a comprehensive regulatory regime for risk management through exposure control at contaminated sites.** (https://elc.ab.ca/wp-content/uploads/2024/02/The-Regulation-of-Contaminated-Sites-in-Alberta_.pdf)
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First name [required] **David**

Last name [required] **Gray**

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Date of meeting [required] (if you are providing input on service plans and budget adjustments, please select “November 18”) **Oct 16, 2024**

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[required] - max 75 characters **LOC2023-0203 - Anthem Properties land use amendment on the old CBC site**



Public Submission

CC 968 (R2024-05)

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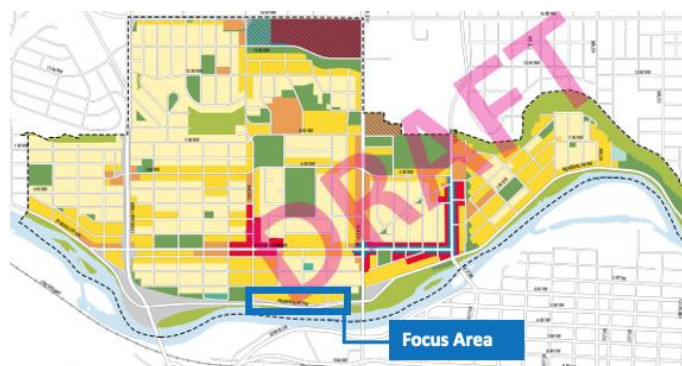
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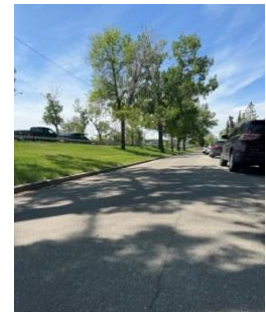
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First name [required]	Peter
Last name [required]	Skirving

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Date of meeting [required] (if you are providing input on service plans and budget adjustments, please select “November 18”)	Oct 16, 2024
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What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).) (if you are providing input on service plans and budget adjustments, please write “budget” below.)

[required] - max 75 characters	Riley park plan
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Are you in favour or opposition of the issue? [required]

In opposition

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- Instead of placing inappropriate development pressures that are at odds with public health, we encourage The City to develop policy that focuses on addressing one of the key findings of the afore mentioned report.



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

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First name [required] Jeff

Last name [required] Marsh

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?

What meeting do you wish to comment on? [required] (if you Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] (if you are providing input on service plans and budget adjustments, please select “November 18”) Oct 16, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).) (if you are providing input on service plans and budget adjustments, please write “budget” below.)

[required] - max 75 characters Riley Local Area Plan



Public Submission

CC 968 (R2024-05)

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Plan to attend in person but may need to switch to remote participation depending upon how timing works out.



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First name [required]	Brady
Last name [required]	Holland

How do you wish to attend?

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What meeting do you wish to comment on? [required] (if you)	Standing Policy Committee on Infrastructure and Planning
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[required] - max 75 characters	Riley Local Area Plan Consideration
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Public Submission

CC 968 (R2024-05)

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT_01_FILENAME

IPC Comments Sept 2024.pdf

ATTACHMENT_02_FILENAME

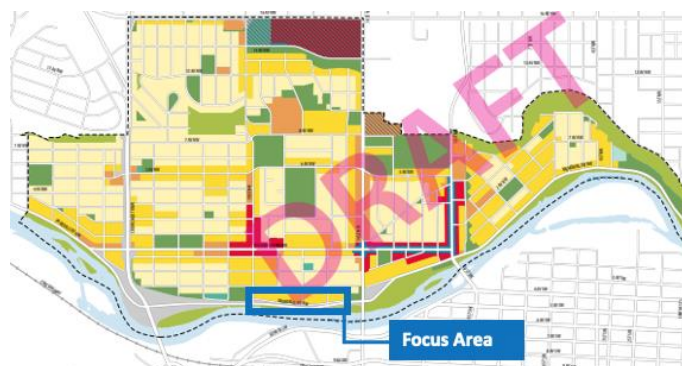
Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hi,
Please review the attached pdf for my comments.
Thanks,
Brady

Infrastructure & Planning Committee

RE: RILEY LOCAL AREA PLAN COMMENTS

Please find below our comments regarding the draft Riley Local Area Plan. Our comments focus on the Westmount area of the Plan as indicated in the adjacent map, and detail our concern that City Administration did not listen to community input, and therefore did not understand that area context, which has led to uninformed policy direction in the Plan.



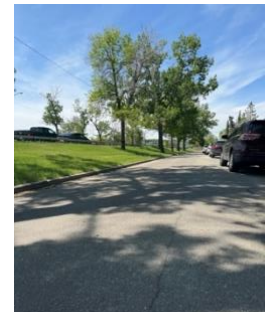
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- Westmount Boulevard is a one-way, single-lane roadway that parallels Memorial Drive. There is a landscaped/treed median that separates the community from Memorial Drive, with a 1.5 meter plus grade-separation for a significant portion as shown in the adjacent pictures.



- As all the properties along this street face Memorial Drive, retail uses will attract non-local, commuter traffic from Memorial into the community, which will bring in significant vehicle traffic to this area. As this is a single-lane one-way street with parking on one side of the street only, and no opportunity for underground parking due to the existing contamination, vehicle traffic will undoubtedly overflow into other parts of the community.
 - The MDP encourages growth to happen around Main Streets, Transit Station Areas and Activity Centres – none of which applies to this area. City Planners have stated that the area’s proximity to Memorial Drive makes it a corridor, which justifies the higher densities and non-residential uses. What has not been considered is that:
 - i. Memorial Drive is a commuter roadway for non-local citywide traffic;
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 - iii. there is no existing or planned transit to this area;
 - iv. there is limited to no existing pedestrian or bike activity along this roadway;
 - v. at each end of this roadway there exists a non-conforming and dangerous intersection that cannot handle existing traffic; and
 - vi. this area is separated by a treed median and a significant grade differential.
 - Despite what City Planners have said, there are no apartments (multi-residential) currently existing in this area. With the exception of the former CBC lot (zoned DC to allow for a townhouse complex), the area is zoned RC2, which does not allow apartment/multi-residential buildings as either permitted or discretionary uses. This is an unfortunate example of context not being accurately reflected in the plan and then being used as uninformed arguments for polices that do not fit community contexts.
3. **The Plan does not address or take into context the unique planning considerations and appears to prioritize redevelopment and the Local Area Plan’s approval timeline over public health and safety.** This area is impacted by creosote contamination, that if exposed, will impact the health and wellbeing of area residents.



- Alberta Environment and Parks (AEP), along with Alberta Health Services, maintains monitoring wells in the area to keep track of conditions related to this carcinogen.
- Through the engagement process, area residents asked that the Plan consider the existing contamination to ensure the protection of public health and wellness in this area. The response was to further exasperate the condition but increasing the intensification in the area between the first and second draft of the Plan, with no acknowledgement or concern for risk to area residents. Both written submissions and in-person **feedback from area residents were not recorded in the What We Heard Report**, and not reflected in the Plan.
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First name [required] **Jacqueline**

Last name [required] **Mootoo**

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What meeting do you wish to comment on? [required] (if you **Standing Policy Committee on Infrastructure and Planning**

Date of meeting [required] (if you are providing input on service plans and budget adjustments, please select “November 18”) **Oct 16, 2024**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).) (if you are providing input on service plans and budget adjustments, please write “budget” below.)

[required] - max 75 characters **Riley Local Area Plan Consideration**



Public Submission

CC 968 (R2024-05)

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT_01_FILENAME

IPC Comments Sept 2024.pdf

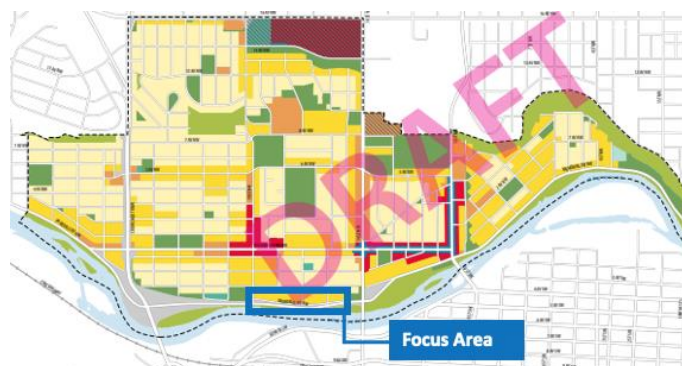
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Infrastructure & Planning Committee

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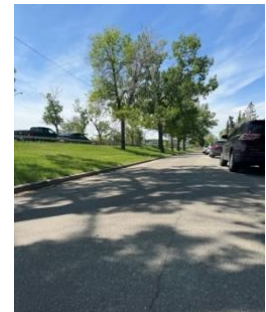
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Public Submission

CC 968 (R2024-05)

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First name [required] helen

Last name [required] henderson

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What meeting do you wish to comment on? [required] (if you Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] (if you are providing input on service plans and budget adjustments, please select "November 18") Oct 9, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).) (if you are providing input on service plans and budget adjustments, please write "budget" below.)

[required] - max 75 characters Riley Park LAP



Public Submission

CC 968 (R2024-05)

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In opposition

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IPC Comments Sept 2024.pdf

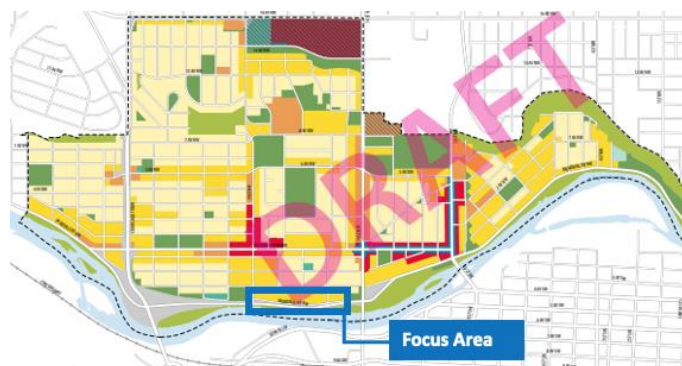
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Infrastructure & Planning Committee

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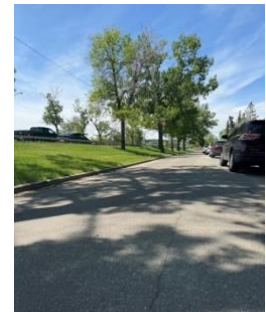
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Public Submission

CC 968 (R2024-05)

Are you in favour or opposition of the issue? [required]

In opposition

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First name [required] **Neil**

Last name [required] **Campbell**

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 comment on? [required] (if you **Council**

Date of meeting [required] (if you are providing input on service plans and budget adjustments, please select “November 18”) **Oct 16, 2024**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).) (if you are providing input on service plans and budget adjustments, please write “budget” below.)

[required] - max 75 characters **Riley Local Area Plan Consideration**



Public Submission

CC 968 (R2024-05)

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT_01_FILENAME

IPC Comments Sept 2024.pdf

ATTACHMENT_02_FILENAME

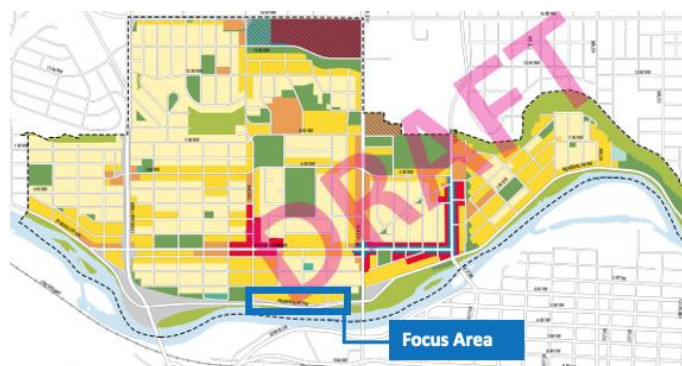
Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We hope that Council will consider the significant community concerns regarding the old CBC site. The current proposal is at variance with a host of the City's own rules and guidelines and the neighbourhoods input is consistently ignored.

Infrastructure & Planning Committee

RE: RILEY LOCAL AREA PLAN COMMENTS

Please find below our comments regarding the draft Riley Local Area Plan. Our comments focus on the Westmount area of the Plan as indicated in the adjacent map, and detail our concern that City Administration did not listen to community input, and therefore did not understand that area context, which has led to uninformed policy direction in the Plan.



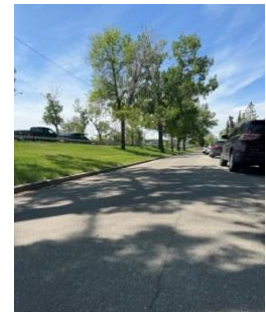
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- Westmount Boulevard is a one-way, single-lane roadway that parallels Memorial Drive. There is a landscaped/treed median that separates the community from Memorial Drive, with a 1.5 meter plus grade-separation for a significant portion as shown in the adjacent pictures.



- As all the properties along this street face Memorial Drive, retail uses will attract non-local, commuter traffic from Memorial into the community, which will bring in significant vehicle traffic to this area. As this is a single-lane one-way street with parking on one side of the street only, and no opportunity for underground parking due to the existing contamination, vehicle traffic will undoubtedly overflow into other parts of the community.
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 - v. at each end of this roadway there exists a non-conforming and dangerous intersection that cannot handle existing traffic; and
 - vi. this area is separated by a treed median and a significant grade differential.
 - Despite what City Planners have said, there are no apartments (multi-residential) currently existing in this area. With the exception of the former CBC lot (zoned DC to allow for a townhouse complex), the area is zoned RC2, which does not allow apartment/multi-residential buildings as either permitted or discretionary uses. This is an unfortunate example of context not being accurately reflected in the plan and then being used as uninformed arguments for polices that do not fit community contexts.
3. **The Plan does not address or take into context the unique planning considerations and appears to prioritize redevelopment and the Local Area Plan’s approval timeline over public health and safety.** This area is impacted by creosote contamination, that if exposed, will impact the health and wellbeing of area residents.



- Alberta Environment and Parks (AEP), along with Alberta Health Services, maintains monitoring wells in the area to keep track of conditions related to this carcinogen.
- Through the engagement process, area residents asked that the Plan consider the existing contamination to ensure the protection of public health and wellness in this area. The response was to further exasperate the condition but increasing the intensification in the area between the first and second draft of the Plan, with no acknowledgement or concern for risk to area residents. Both written submissions and in-person **feedback from area residents were not recorded in the What We Heard Report**, and not reflected in the Plan.
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First name [required] Helen Alexandra

Last name [required] Robertson

How do you wish to attend?

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What meeting do you wish to comment on? [required] (if you Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] (if you are providing input on service plans and budget adjustments, please select “November 18”) Oct 16, 2024

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[required] - max 75 characters Riley Local Area Plan Consideration



Public Submission

CC 968 (R2024-05)

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT_01_FILENAME

IPC Comments Sept 2024.pdf

ATTACHMENT_02_FILENAME

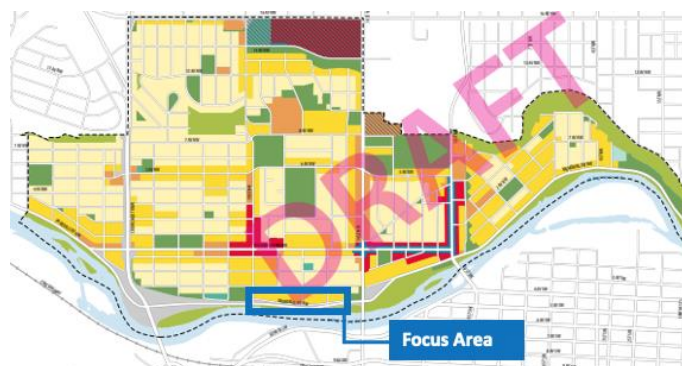
Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I ama local resident impacted by the focus area. Our local community is active and aligned to ensure the character and utility of the community playground, park and path-ways is maintained.

Infrastructure & Planning Committee

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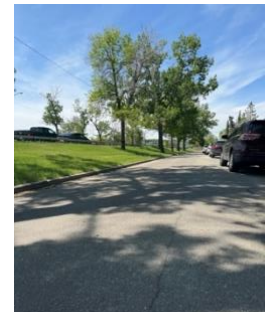
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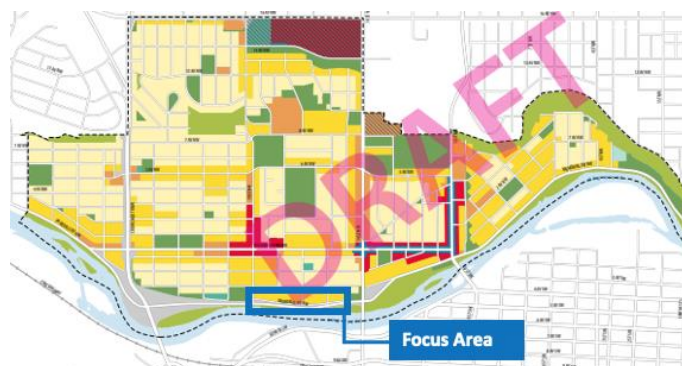
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Please see attached comments related to the Riley Area Plan, specifically related to the Westmount area of the plan (the Anthem development site)

Infrastructure & Planning Committee

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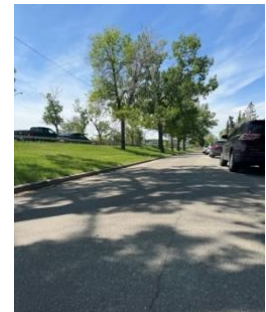
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First name [required]

Last name [required]

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 comment on? [required] (if you

Date of meeting [required] (if you are providing input on service plans and budget adjustments, please select “November 18”)

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).) (if you are providing input on service plans and budget adjustments, please write “budget” below.)

[required] - max 75 characters



Public Submission

CC 968 (R2024-05)

Are you in favour or opposition of the issue? [required]

In favour

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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



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First name [required] Christie

Last name [required] Page

How do you wish to attend? Remotely

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 comment on? [required] (if you Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] (if you are providing input on service plans and budget adjustments, please select “November 18”) Oct 16, 2024

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[required] - max 75 characters Riley LAP



Public Submission

CC 968 (R2024-05)

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT_01_FILENAME

RILEY LAP IPC.pdf

ATTACHMENT_02_FILENAME

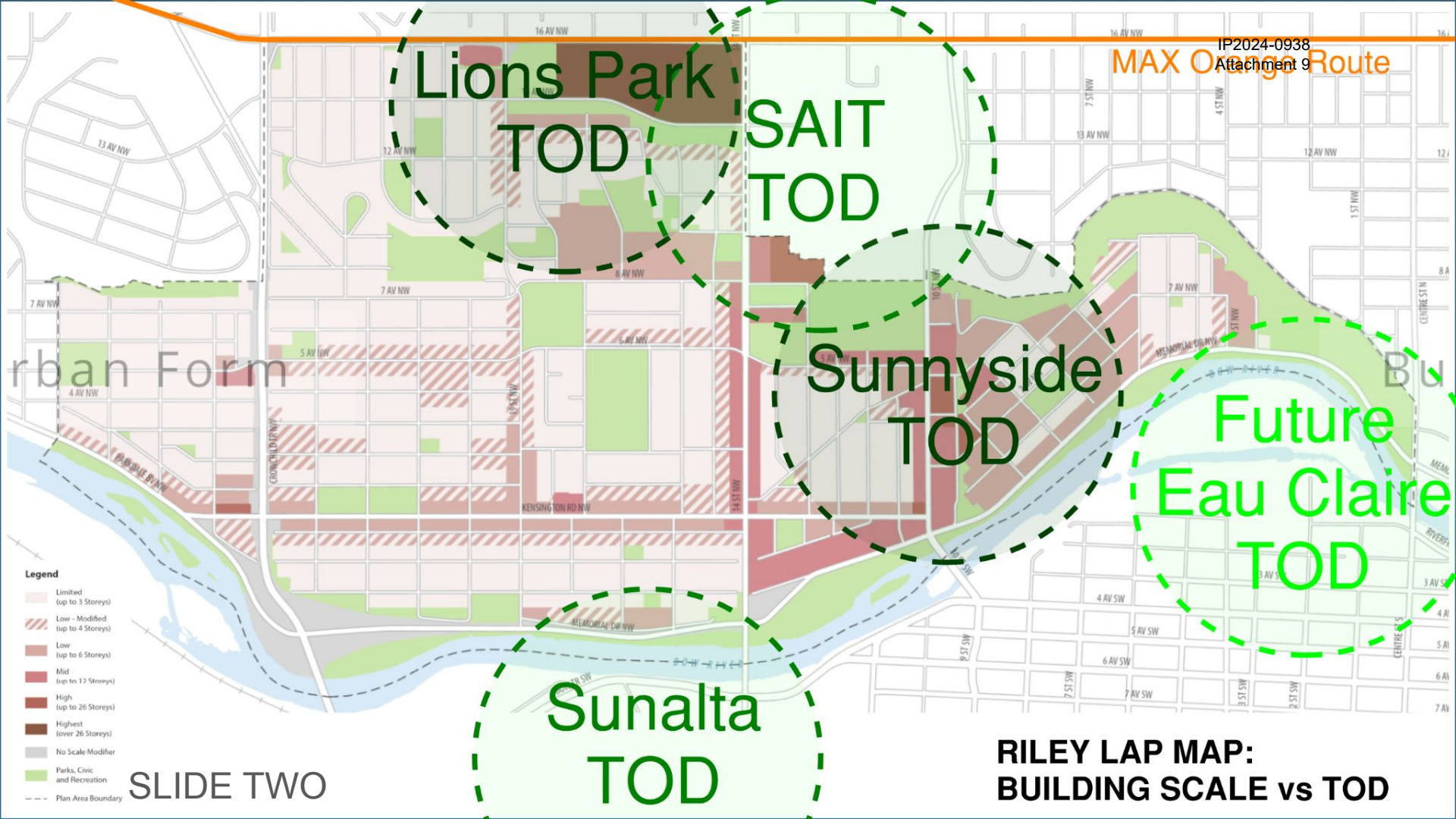
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Riley Plan Feedback



SLIDE ONE

by Christie Page



- Legend**
- 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)
 - Highest (over 26 Storeys)
 - No Scale Modifier
 - Parks, Civic and Recreation
 - Plan Area Boundary

SLIDE TWO

Sunalta
TOD

Sunnyside
TOD

SAIT
TOD

Lions Park
TOD

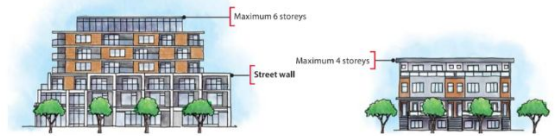
Future
Eau Claire
TOD

**RILEY LAP MAP:
BUILDING SCALE vs TOD**

What if we put our density around green spaces too? Would it reinvigorate empty schools and parks? It would offer loads of amenity space and.... street parking.



Limited (up to 3 storeys)	<ul style="list-style-type: none"> Buildings of three storeys or less Examples consist of small-scale homes
Low-Modified (up to 4 storeys)	<ul style="list-style-type: none"> Buildings of four storeys or less Examples include small-scale homes, apartments, stacked townhouse or mixed-use buildings Areas include portions of Community Corridors
Low (up to 6 storeys)	<ul style="list-style-type: none"> Buildings of six storeys or less Examples include small-scale homes, apartments, stacked townhouses or mixed-use buildings
Mid (up to 12 storeys)	<ul style="list-style-type: none"> Buildings of up to 12 storeys or less Examples include apartments, offices and mixed-use buildings
High (up to 26 storeys)	<ul style="list-style-type: none"> Buildings of up to 26 storeys Limited to parcels that already allowed for this height

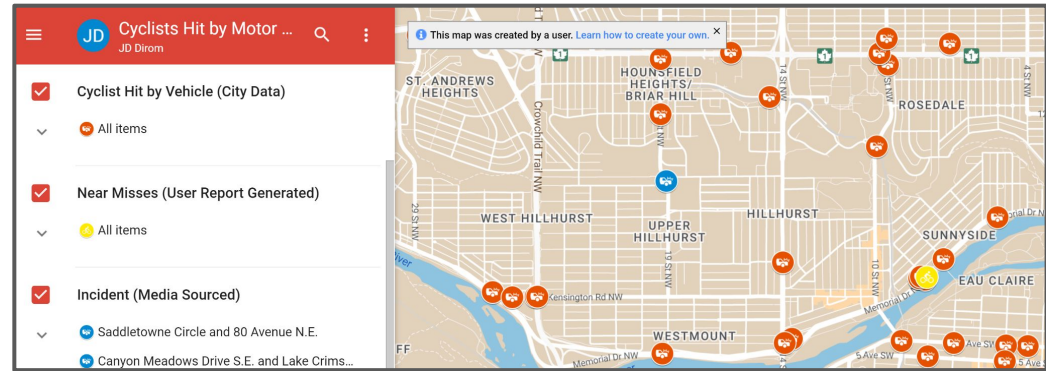
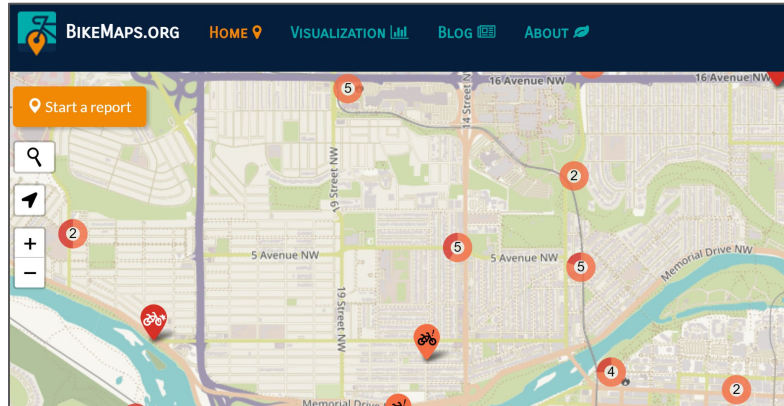


SLIDE THREE

Google



Youth En Route



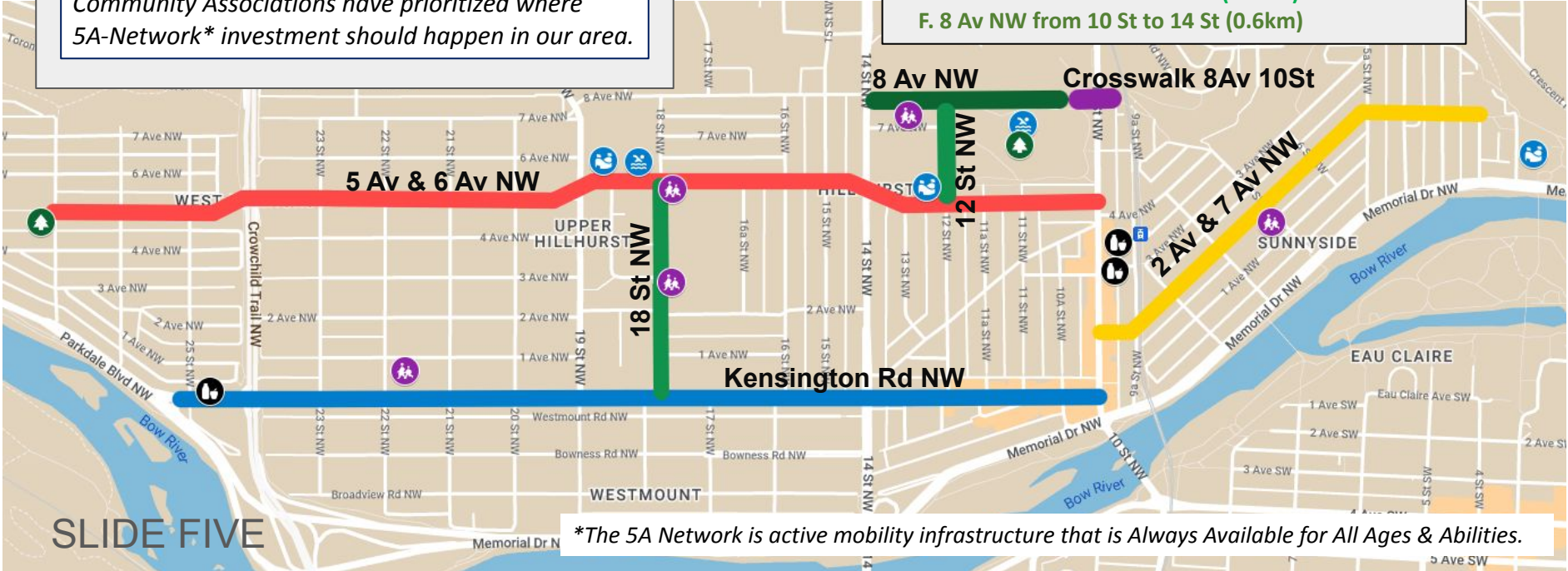
5A Network Priorities

2014 Dec
Attachment 9



The Hillhurst Sunnyside and the West Hillhurst Community Associations have prioritized where 5A-Network* investment should happen in our area.

- Top & Equal Priority**
- A. 2 Av / 7 Av NW full length (1.2km)
 - B. 5 Av / 6 Av NW full length (2.8km)
 - C. Kensington Rd NW full length (2.4km)
 - D. 18 St NW from Kensington Rd to 6 Av (0.5km)
 - E. Crosswalk 8 Av & 10 St NW
 - F. 12 St NW from 5 Av to 8 Av (0.3km)
 - G. 8 Av NW from 10 St to 14 St (0.6km)



SLIDE FIVE

*The 5A Network is active mobility infrastructure that is Always Available for All Ages & Abilities.



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First name [required] Klara

Last name [required] Urban

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 comment on? [required] (if you Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] (if you are providing input on service plans and budget adjustments, please select “November 18”) Oct 16, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).) (if you are providing input on service plans and budget adjustments, please write “budget” below.)

[required] - max 75 characters Riley Communities Local Area Plan



Public Submission

CC 968 (R2024-05)

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT_01_FILENAME

Letter Riley LAP.pdf

ATTACHMENT_02_FILENAME

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

Attached please find our letter concerning Riley Local Area Plan.

Thank you,
Klara Urban

Klara and Radovan Urban
Calgary, AB T2N 2L5

October 7th, 2024

Calgary City Council

Dear Mayor and City Councillors,

RE: The Riley Communities Local Area Plan

We are residents of Calgary and writing to you in the hope that you will **vote against the proposed new Riley Local Area Plan (Riley LAP)** for our community presented online at <http://engage.calgary.ca/Riley/Realize>. While we understand the need for increased density in the City of Calgary, we believe the Riley LAP will have profound and irreversible negative effects on our community and its residents.

Blanket Zoning and the proposed Riley LAP in its current form will create a wild-west development environment to benefit mostly developers, to maximize their profits by building large structures on the small lots designed for single family homes. This type of development will fracture the community rather than execute a deliberate and environmentally sustainable development of mature neighborhoods. The wild-west approach will not create affordable housing nor housing abundance. It will, however, encourage and permit uncoordinated development, put an unsustainable strain on electrical grid, water and sewer services, parking, and emergency services in existing communities that were not designed for substantial increases in density. Duplexes, apartments, and other multi-unit structures developed beside small single-family homes will provide too much contrast in height and lot coverage and will overshadow the existing single-family structures. We are extremely disappointed by the proposed changes and hear nothing but overwhelmingly negative response from our community.

Blanket Zoning and the proposed Riley LAP is already impacting our dream home ownership in our new community. We recently purchased a renovated bungalow in the Hounsfeld Heights/Briar Hill community that suited the needs and dreams of our family. It has taken us over 20 years to save money to purchase this home. When we purchased our home, we were led to believe the property beside ours would be a single-family house. Unfortunately, due to Blanket Zoning and the new Riley LAP, the developer now plans to build a larger four-unit house (a duplex with 2 secondary suites). The proposed development is too large for the existing footprint, will have insufficient parking and green space, and will not fit in with the existing neighboring properties on our street. It will not provide affordable housing due to the new build and the neighborhood. It will create privacy issues and completely overshadow the existing neighboring properties, including ours. Moreover, the proposed development does not align with the wishes of the majority of residents in our neighborhood.

There are better ways to address the housing crisis through housing strategy initiatives that allow input from concerned Calgarians. This includes putting appropriate construction guidelines in place with greater granularity to achieve desirable outcomes for densifying Calgary neighbourhoods. Careful planning and neighborhoods' design will be able to address critical infrastructure needs and mitigate negative environmental impacts.

We implore you to **listen to community feedback and vote against the Riley LAP** to protect our mature neighbourhoods. If you wish to further discuss our concerns, please contact us.

Thank you for considering this request.

Sincerely,

Klara Urban and Radovan Urban



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First name [required] Angeles

Last name [required] Mendoza Sammet

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? I do not need one

What meeting do you wish to comment on? [required] (if you Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] (if you are providing input on service plans and budget adjustments, please select “November 18”) Oct 16, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).) (if you are providing input on service plans and budget adjustments, please write “budget” below.)

[required] - max 75 characters Riley Communities Local Area Plan



Public Submission

CC 968 (R2024-05)

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT_01_FILENAME

Angeles Mendoza S Riley Communities Local Area Plan.pdf

ATTACHMENT_02_FILENAME

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

This presentation outlines the points I would like to address.

Riley Communities Local Area Plan

Comments to Standing Policy Committee on Infrastructure and Planning

Dr. Angeles Mendoza Sammet

Member of the Working Group for the Local Area Planning, Riley Communities

Professional Biologist

Affiliate Researcher, IHE Delft Institute for Water Education, the Netherlands

Mediator –Community Mediation Calgary Society

Resident of Briar Hill Community

Oct. 16, 2024.

The Engagement Process

The process for the Local Area Plan needed more transparency and participation.

- Maps were not available for reviewing before or after the meetings
- Relevant information was not available for other residents
- Other resident did not have opportunities to participate (even this meeting was not among the “upcoming meetings”)
- Planning requires integration of different types of information to analyze alternatives and select the best option.
 - Key information was missing
 - Focus on types of buildings and locations is insufficient for a 30- year plan
 - Transportation strategy was not shared
 - Plan for Parks, green areas and wildlife corridors were not available
 - Safety concerns were not addressed

Strategic Environmental Assessment is a recognized process to improve planning¹

P2024-0938
Attachment 9

The City should **use Strategic Environmental Assessment(SEA)** to engage residents in the planning process

- **Analyze interactions** (positive and negative) among different local area plans that are being done in isolation.
- **Combine different types of information** to have a better understanding of challenges and opportunities at different scales.
- **Engage citizens** in discussions to set a new vision for the future and allow all interested residents- and potentially affect ones- voice their concerns.

¹ Cabinet Directive on Strategic Environmental and Economic Assessment, 2024

The City should use Strategic Environmental Assessment(s), among other, to...

- **Identify areas** where densification may not be appropriate
 - Glenmore landing Multistorey buildings
 - Multi-storey buildings adjacent to green areas
- **Determine potential** environmental, social and economic **impacts** and how to manage them
- **Analyze gaps** in policies and regulations

Example:

Parking Policy (4.1.1 Residential Areas) is insufficient to help residents deal with problems caused by increased density and limited on-street parking

- Conflict arising in neighbourhoods

Thank you for listening

Dr. Angeles Mendoza Sammet
angeles@angelesmendoza.co
403-585-5525



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First name [required]	Alison
Last name [required]	Timmins

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 comment on? [required] (if you)	Standing Policy Committee on Infrastructure and Planning
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Date of meeting [required] (if you are providing input on service plans and budget adjustments, please select “November 18”)	Oct 16, 2024
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[required] - max 75 characters	Riley Communities Local Area Plan
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Public Submission

CC 968 (R2024-05)

Are you in favour or opposition of the issue? [required]

Neither

ATTACHMENT_01_FILENAME

Riley LAP - QPD Position.pdf

ATTACHMENT_02_FILENAME

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

October 8, 2023

Calgary Infrastructure and Planning Committee
Calgary City Hall
800 Macleod Trail SE
Calgary, AB T2G 5E6

Re: Proposed Riley LAP at IPC

Dear Infrastructure and Planning Committee,

On behalf of our clients, we would like to express our concerns regarding the current version of the draft Riley LAP, particularly regarding the modified building scale on the east side of 10th St NW, north of Memorial Dr NW. Although the building scale for this area in Map 4 is identified as up to 12 storeys, Policy 2.5.2(k) limits the height in this area to eight storeys.

We are advocating for the removal of this policy for the following reasons:

- Limiting opportunity and development scale between the Greater Downtown and a TOD / major transit connections at the convergence of two Main Streets is not in alignment with sound planning principles.
- The current ARP sets the height limit at eight storeys and development on this block has been stagnant.
 - Development it is unlikely to occur should this height limit be retained. The building code requires concrete construction for buildings seven storeys or higher. Concrete construction typically does not become feasible until 12 storeys is reached. Therefore, a limitation of 8 storeys will impede the creation of much needed housing and add additional hurdles and costs to housing.
- The difference between eight and twelve stories cannot be felt at the street with a pedestrian-oriented façade.
- Streetscape design and architectural features that lend themselves to an active streetscape is achieved by Policy 2.5.1(j) and can be achieved when redevelopment is proposed at the time of DP.

Thank you for your regard of these critical considerations as you deliberate on the proposed Riley LAP and the removal of Policy 2.5.2(k).

Sincerely,



Jessica Karpat, MEDES, RPP, MCIP
Principal – Planning, QuantumPlace Developments Ltd.

CC:

Alison Timmins, QuantumPlace Developments Ltd.

Ward 7 Councillor Terry Wong





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Last name [required]

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What meeting do you wish to comment on? [required] (if you

Date of meeting [required] (if you are providing input on service plans and budget adjustments, please select “November 18”)

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).) (if you are providing input on service plans and budget adjustments, please write “budget” below.)

[required] - max 75 characters



Public Submission

CC 968 (R2024-05)

Are you in favour or opposition of the issue? [required]

Neither

ATTACHMENT_01_FILENAME

IPC Comments Sept 2024.pdf

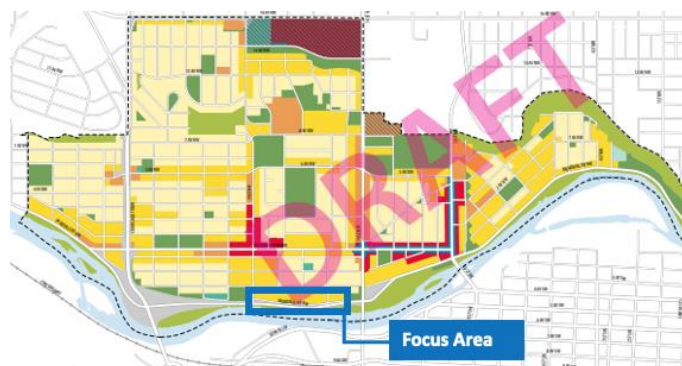
ATTACHMENT_02_FILENAME

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

Infrastructure & Planning Committee

RE: RILEY LOCAL AREA PLAN COMMENTS

Please find below our comments regarding the draft Riley Local Area Plan. Our comments focus on the Westmount area of the Plan as indicated in the adjacent map, and detail our concern that City Administration did not listen to community input, and therefore did not understand that area context, which has led to uninformed policy direction in the Plan.



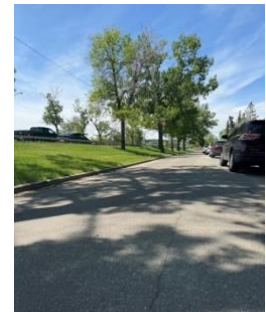
We would like to express 3 significant concerns as follows:

1. **Substantial written and in-person feedback was not recorded and not considered in this Plan.**
 - Area residents attended the Open Houses and online events held during Phase 3 of this Plan, and submitted written comments that summarized key points. **This feedback was not captured in any way in the What We Heard Report or What We Did Report**, and both reports failed to capture the general sentiment of the Open Houses or online events. When asked about this, City Administration confirmed that the written feedback was not incorporated because one submission was received that was signed by many households. ***They considered this a petition and thus ignored it.*** For the Open House comments, we were told that they were grouped by category, but when we ask for them to show us where the general sentiments we communicated were listed, they were unable to do so. City Administration committed to following up with us on this issue, but never did so.
 - Engagement that is simply lip-service, with no intention of listening to or considering residents' input, is not engagement. It leads to increasing levels of mistrust in our local government and disrespects the time of residents who, unlike City Administration, do not get paid to participate. Throughout this process we have heard City Planners say they are "the experts" and they "know what is best" – although they are recommending higher-density development in an area with known contamination and justifying their decisions based on incorrect contextual information.
 - If there is a desire to continue with the public engagement process, we strongly recommend proper training for City Administration, and a revamping of public engagement design, along with oversight of administration to provide a balanced view of community input.
2. **The context of the area is unsuitable for the proposed intensification from a historically low-density residential area to a medium-density mixed-use area.** The Plan designates this area as a Neighbourhood Connector that will promote four to six storey development and retail and commercial uses in an area that is assessable by a one-way single-lane roadway and has existing contamination that prohibits subsurface disruption.

- Westmount Boulevard is a one-way, single-lane roadway that parallels Memorial Drive. There is a landscaped/treed median that separates the community from Memorial Drive, with a 1.5 meter plus grade-separation for a significant portion as shown in the adjacent pictures.



- As all the properties along this street face Memorial Drive, retail uses will attract non-local, commuter traffic from Memorial into the community, which will bring in significant vehicle traffic to this area. As this is a single-lane one-way street with parking on one side of the street only, and no opportunity for underground parking due to the existing contamination, vehicle traffic will undoubtedly overflow into other parts of the community.
 - The MDP encourages growth to happen around Main Streets, Transit Station Areas and Activity Centres – none of which applies to this area. City Planners have stated that the area’s proximity to Memorial Drive makes it a corridor, which justifies the higher densities and non-residential uses. What has not been considered is that:
 - i. Memorial Drive is a commuter roadway for non-local citywide traffic;
 - ii. there is no direct access to the river pathway system from this location;
 - iii. there is no existing or planned transit to this area;
 - iv. there is limited to no existing pedestrian or bike activity along this roadway;
 - v. at each end of this roadway there exists a non-conforming and dangerous intersection that cannot handle existing traffic; and
 - vi. this area is separated by a treed median and a significant grade differential.
 - Despite what City Planners have said, there are no apartments (multi-residential) currently existing in this area. With the exception of the former CBC lot (zoned DC to allow for a townhouse complex), the area is zoned RC2, which does not allow apartment/multi-residential buildings as either permitted or discretionary uses. This is an unfortunate example of context not being accurately reflected in the plan and then being used as uninformed arguments for polices that do not fit community contexts.
3. **The Plan does not address or take into context the unique planning considerations and appears to prioritize redevelopment and the Local Area Plan’s approval timeline over public health and safety.** This area is impacted by creosote contamination, that if exposed, will impact the health and wellbeing of area residents.



- Alberta Environment and Parks (AEP), along with Alberta Health Services, maintains monitoring wells in the area to keep track of conditions related to this carcinogen.
- Through the engagement process, area residents asked that the Plan consider the existing contamination to ensure the protection of public health and wellness in this area. The response was to further exasperate the condition but increasing the intensification in the area between the first and second draft of the Plan, with no acknowledgement or concern for risk to area residents. Both written submissions and in-person **feedback from area residents were not recorded in the What We Heard Report**, and not reflected in the Plan.
- According to the February 2024 paper published by the Environmental Law Center (Alberta) – *The Regulation of Pollution and Contaminated Sites in Alberta* - building on contaminated land is complex and requires careful planning, regulatory complication and often substantial remediation efforts. This is especially true when municipalities and the province have shared jurisdiction. A key finding of the report was that there is currently a **'lack of regulation for risk management through exposure control at contaminated sites in Alberta'**. One of top seven recommendations stemming from the report include **'Implementing a comprehensive regulatory regime for risk management through exposure control at contaminated sites.** (https://elc.ab.ca/wp-content/uploads/2024/02/The-Regulation-of-Contaminated-Sites-in-Alberta_.pdf)
- Disregarding the complexity of redevelopment and placing development pressure in this area puts the safety of area residents at significant risk. **It also places an unfair burden on area resident to continuously monitor, and be actively involved in, all redevelopment activity in the area** – which should be the role of City Administration and City Council as the regulatory body.
- Instead of placing inappropriate development pressures that are at odds with public health, we encourage The City to develop policy that focuses on addressing one of the key findings of the afore mentioned report. This key finding is related to **'uneven public access to environmental site information'** and we urge The City to have policies in place to help reduce the city and taxpayers' long-term liabilities, especially as it relates to sites that have no qualifying 'responsible person' under the Environmental Protection and Enhancement Act.



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First name [required]	Mark
Last name [required]	Oliver

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 comment on? [required] (if you	Standing Policy Committee on Infrastructure and Planning
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Date of meeting [required] (if you are providing input on service plans and budget adjustments, please select “November 18”)	Oct 16, 2024
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What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).) (if you are providing input on service plans and budget adjustments, please write “budget” below.)

[required] - max 75 characters	Riley Local Area Plan
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Public Submission

CC 968 (R2024-05)

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT_01_FILENAME

Riley LAP Oliver Allan comments Oct 8, 2024.docx

ATTACHMENT_02_FILENAME

HHBH Riley LAP map Oliver-Allan submission copy.jpeg

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

Written document and annotated map are attached.

As long-time residents of Hounsfield Heights (44 and 33 years respectively), we have many concerns regarding the Riley LAP, both as to the proposals within the Riley Local Area Plan and to the whole process of it being produced.

We have owned our residence on 16A Street NW since 1980, have renovated it twice and have made many improvements to the property over that time, precisely because we enjoy the community and its single-family home nature. We have invested a lot of money into renovations and maintenance to improve the property, not just for us, but also for our neighbours. In addition, we own a rental home next door, which we extensively renovated and have rented since 2000. We have privacy and peace and quiet in our yard, with good tree cover, vegetation, gardens, all providing an oasis for us and an amazing variety of wildlife.

The proposals, particularly for four-storey apartments along the south side of 13th Avenue, and six-storey apartments on the south side of Lions Park, would have a hugely deleterious effect on the quality of life of all current residents in the vicinity through loss of privacy, noise and increased traffic. In addition, with the increased lot coverage allowed, there will be a large detrimental effect on tree canopy and plant material.

Local Area Plan Process

Proposal: Riley LAP “engagement” and Phases 1 through 4 documents

Problems: Residents/Citizens/Taxpayers’ opinions, wishes and input are being ignored

With regard to the LAP process, we have been extensively engaged throughout the process by commenting on each phase of the draft documents, participating in on-line sessions with the City and on a community walk-around with City planners, all of where we brought our concerns forward. It is apparent from each iteration of the draft and from the response during the on-line sessions and the walk-around that there was a **pretence** at listening and taking into account our, and nearly all residents’, concerns with what is being proposed. Nearly 100% of residents who responded during the entire process are against the proposals, yet there has been no real compromise from the City in terms of the proposals.

During the online sessions, the only participants who supported the plan already live in a high-density area (Sunnyside), and based on comments in the chat, made it very clear that they wanted Hounsfield Heights-Briar Hill to be densified in the same way. People who live in Sunnyside or other densely developed areas bought there knowing its density and the potential for further development. **People who bought in single-family areas bought there in order to have that lifestyle in their home and community.** The City has listened to the voices of those who are pro-development, even though they will not be directly affected, and not to those of the people whom it will directly affect, i.e. the residents of HH-BH. We are not against thoughtful densification, but it is very apparent through our engagement that what is being shoved down our throats is something else entirely.

There are many places in Calgary where higher density apartments make sense, and most in the community would consider that directly around LRT stations is one of those. There are commercial/institutional lots near the Lions Park LRT station where apartment towers make sense. Redevelopment along busy corridors such as 19th and 14th streets make sense. The redevelopment of the North Hill mall site makes sense. These should provide ample space for multi-storey apartments without ripping apart Hounsfield Heights by building four and six storey apartment building through the length of the community.

The entire process of the Riley LAP has been extremely frustrating. It is the view of many that the city pretends that it is going to engage, pretends to listen, pretends to take into account residents' wishes, and then does what they were planning to do anyway. It appears that the City Administration has run amok – they have an agenda, and nothing is going to turn them – whether on a city-wide issue such as the rezoning proposal where the majority of presenters objected to the proposal, or whether it is a more local plan such as the Riley LAP, where the vast majority of residents of one of the included communities, Hounsfield Heights/Briar Hill, are against the plan. Council needs to do their job and listen to the citizens of this city, those taxpayers who elect the council to represent them openly and fairly. City administration and planners need to be told to do their jobs properly by actually working with residents of HHBH to come up with a modified plan that can satisfy both sides.

Specific concerns with the proposed Riley Local Area Plan

The following specifically outlines our concerns regarding the proposed Riley Local Area Plan. We did offer our “input” throughout the process, but unfortunately, when there is a pre-conceived plan in place, not much expressed by citizens (i.e. voters/taxpayers) gets listened to by the city. As an example, the City asked SAIT students for their input on development. Why did they do this? These students are renters, residing adjacent to the community. Most reasonable people would say that they should not have been consulted but were because they would very likely agree with the City's proposals in the LAP.

Our community walkaround with the City planners made it very obvious that they had never visited the community, discussed the issues with residents and had no idea of the impact of their proposals. The biggest joke was that we all walked to the LRT station to meet them to start the meeting. They were late **“because we had trouble finding parking”!** Couldn't make this stuff up! City planners don't ride transit to a meeting at a transit station, where some of the concerns of residents is transit and adjacent Lions Park safety, traffic congestion, parking and the likelihood that adequate parking won't be provided by developers of the proposed apartment buildings. And we are being told by said planners that parking isn't needed because everyone will ride transit!

We would like to make sure that Council is aware of the following issues, and those raised by other submissions, before they review the proposal. An annotated map is attached for greater clarity of locating the following concerns.

1. Proposal: Development of four and six-storey apartments along 13th Avenue / Lions Park

Problems: Increased traffic on 13th Avenue and 16A Street adjacent to playground, through playground zone and on quiet residential street

Currently, the main through road in Hounsfield Heights from 19th Street to 14th Street is **12th Avenue**, connecting to the lower end of 16A Street and then onto 11th Avenue. By opening 13th Avenue to much higher density development, **13th Avenue will become a major route**. In fact, the Riley LAP identifies it as a Regional Connector. Maybe in the planners' wildest dreams, but if they had actually visited the community, it would be obvious that **it is a quiet residential street where many problematic issues will be caused** by the concomitant increased traffic that will come with this level of densification.

1. There is a short, steep hill at the east end of the paved portion of 13th Avenue, where it makes a right angle turn south onto 16A Street, just west of the playground and pedestrian path. It is **problematic in the winter**, with cars either sliding down the hill or unable to make it up the hill. In addition, there is a **playground and playground zone** immediately at this corner. Increased traffic will mean additional risks for children and families using the

playground. Currently, many people do not obey the 30 kph speed limit, so the problem will get much worse with more traffic.

2. The current Phase 4 of the Riley LAP has proposed allowing four-storey apartments along the continuation of 13th Avenue, east of 16A Street to 14th Street. This “road” is currently a **very narrow pot-holed alley** which divides Lions Park on the north from houses on the south. If development occurs along the south side of this road, then it will have to be upgraded to a much wider paved road. By necessity, there will be a **significant loss of park and tree canopy** to allow for a wider road, both of which go against City policy of increasing green space and tree canopy. In addition, this wider, and much busier road, will **be within a two or three second run by a toddler at the playground**.
3. There is a **very awkward offset three-way intersection** at the base of the hill noted in point 1 above, where 16A Street tees into 13th Avenue, which goes up the hill to the west and along the south edge of the park to the east. Drivers cut corners here, don’t stop or even slow down when entering the intersection. It is currently an accident waiting to happen and **will be far worse with a paved portion along the park, more development and the presence of the playground**.
4. The huge amount of densification proposed will lead to **increased car traffic**, no matter what planners believe about everyone riding transit. To exit the community, any residents along 13th Avenue will either proceed west to 19th Street or zigzagging east and south to access 14th Street southbound. Turning north or south onto 19th Street is almost impossible now during rush hour, so will be much worse with all the increased traffic.

The 14th Street egress is also problematic. As pointed out to the apparently unaware planners during the community walkaround, very steep hills leading down the escarpment have resulted in some unusual traffic controls. There is a **very awkward four-way intersection** at 15th Street and 11th Avenue where the **uphill traffic on 15th Street has the right of way** and the other three directions have stop signs. Increased traffic at this intersection will result in a much higher chance of accidents as people ignore or don’t see the stop signs. In addition, the **southbound turn onto 14th Street from 11th Avenue is dangerous**, with very limited view of oncoming traffic due to the crest of the hill of 14th Street to the north. There are proposals to build **multi-storey apartments/complexes along 14th Street**, which will make this situation **more congested and more dangerous**.

5. Parking will be a huge issue, particularly if the City bows to developers’ wishes to not include parking as part of new developments of multi-storey apartments.
-
2. **Proposal: four-storey apartments along south side of 13th Avenue**

Problems: narrow alley which is difficult with current density

The south side of 13th Avenue is proposed for 4-storey apartment blocks. The **E-W alley along the south side of the houses on 13th Avenue between 16A and 17A streets is extremely narrow**. Access to the alley at the west and east ends is along short N-S alleys from 13th Avenue. Both of these “stub” alleys are **very narrow, and both have extremely sharp right angle turns to access the E-W alley**.

The proposed densification of four-storey apartments will result in **increased congestion in the narrow alleys, problems with storage and collection of City bins and difficulty with providing off-street parking**, as should be the case in Neighbourhood Connector areas.

However, it is noted in the LAP document that “Applications for new multi-residential developments that propose no on-site parking, or significant reductions in on-site parking, may be considered by Administration when the criteria from the Calgary Parking Policies are met”. If no or limited parking is provided, then people will park on the street, which adds congestion to what is being proposed as a busier road (Neighbourhood Connector).

In our walkaround with the City planners, these were all new issues to them. Again, spending some time in the community with the residents affected by proposals would seem to be an absolute minimum requirement for anyone engaged in this process, particularly when they are being paid by said residents.

1. The **E-W alley is already problematic**, as it is narrow and at both ends the exits are extremely tight right angle turns onto N-S alleys that join onto 13th Avenue. There is no access to 12th Avenue to the south from the alley. The turns are so tight that the City **garbage, recycling and compost trucks must back into** the short N-S alleys from 13th Avenue. Then the crews must **manually move all the bins** from houses along the E-W alley to the waiting trucks, and then return the bins to the proper places. Due to the tight turn at our (east) end, we have had many instances of people turning the corner, which is situated along our rear fence-line, and running into our fence.
2. The main issue with city services and bins is that any development along the south side of 13th Avenue, between 16A and 17A Streets, will result in **many more city bins**, presumably located in the rear alley. It will become problematic for the city crews to efficiently empty many 10s of bins, as they will have to manually move them along the alley to the trucks. The rezoning development for the entire city is problem enough, but 4 storey apartment blocks magnify the issue many-fold. In addition, it is hard to imagine where all these bins will be placed in a narrow alley.
3. Due to the narrow nature of the alley, **providing access to parking will be challenging**. The narrow alley also makes it difficult to handle more traffic, presenting potential for conflict, and increase traffic and people not taking suitable caution **increases the risk of property damage**.

3. Proposal: multi-level apartments

Problems: Privacy, shadowing and noise issues

Privacy, shadowing and noise issues are huge concerns with the potential for multi-year development of such large, out of character apartment buildings. Four-storey apartment blocks along the south side of 13th Avenue will **loom over the yards of houses to the south**. They will also cast big shadows over adjacent houses to the east and west and across the street to the north. Six storey apartments will loom over everything in all directions, no matter how they are “stepped back”. Not a lot of stepping back can occur on a 120-foot-deep lot, especially when it is proposed to occur on both front and back of the apartment.

All of these apartment block create **huge privacy issues** for other residents, as no doubt they will have balconies looking out across the neighbourhood, and therefore into other residents’ homes and yards. Then there is the **noise** issue, with the huge potential for disturbing levels of noise from people playing music and subjecting surrounding residents to noise that they don’t wish to hear.

There does not appear to be any discussion in the Riley LAP on this relative to other homes, just the discussion of shadowing on Lions Park.

4. Proposal: multi-level apartments, row house, narrow infills

Problems: local built-form context not taken into account

There appears to be no attempt to take into account one of the stated principles of the Neighbourhood Connector guidelines: that development in this type of designated area should “**consider the local built-form context**”. Or is this just a case of “consider” but “ignore”?

Where to even start with this? It is apparent to anyone with an open mind that the **proposals do not fit with any interpretation of “the local built-form context” for Hounsfeld Heights/Briar Hill**. It is apparent that they conform to the preconceived ideas held by indoctrinated city planners with their own goals of social engineering, no matter what the residents (taxpayers and voters) desire. Even a simple mitigating, low-impact proposal from our community doesn't seem to be able to gain any traction with the ideologues at City Hall.

The proposal from our community is to consider a **minor change** to what is required when densifying a building lot which currently contains a single-family dwelling. We are asking that **if the developer is proposing two residences, that they should be required to build them in a semi-detached manner, rather than two narrow infill homes**. A resulting semi-detached building can be designed to **much better fit within the “local built-form context”** than can two narrow infill homes, which do not fit the character of our neighbourhood whatsoever.

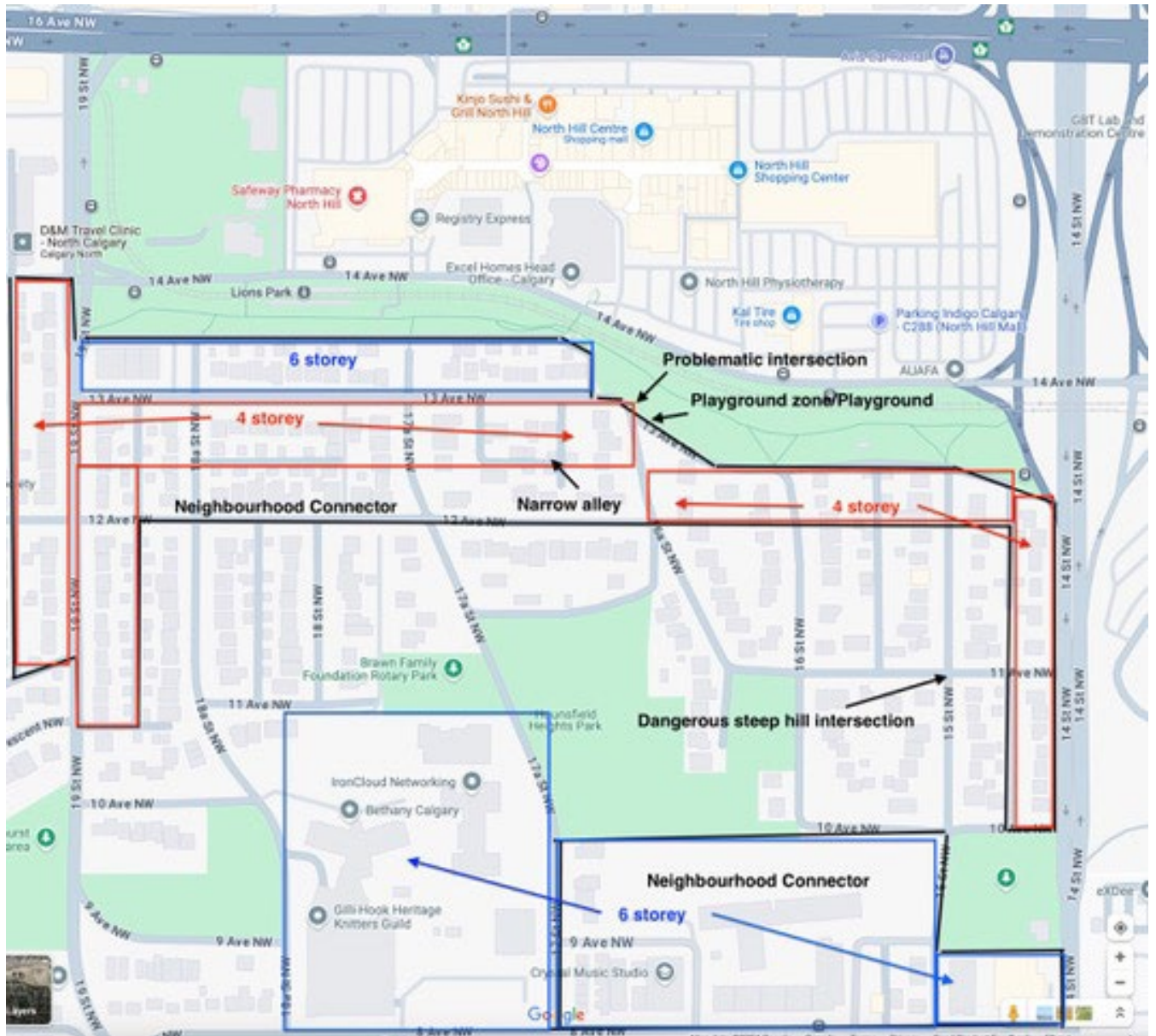
We feel that this is a very small ask from the city and should receive serious consideration and discussion. We are already seeing approval of narrow infill development permits and the risk is that these will increase dramatically, thus severely altering the rest of the community that isn't being destroyed by the multi-family apartment proposals.

In summary, as long-time resident and taxpayers, we are extremely frustrated by this whole process and the lack of real consultation, real exchange of ideas and the chance of coming up with a plan that all parties can agree to, no doubt with compromises on both sides. What we are being fed is a preconceived plan that has only got worse for this community with each phase, with no real engagement, no real intent to listen and understand and no compromise on the part of the city.

We ask City Council to do their jobs and not approve this proposal. Please send it back to planning and put the hard questions to Administration as to why they have not done what should have been done. If council as a whole is unwilling to this, then it is apparent that the majority of councillors are complicit in not dealing honestly and openly with their citizens/taxpayers/voters.

Thank you.

Mark Oliver and Sheila Allan



Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Want to add our support to the letter from the Hounsfield Heights - Briar Hill Community Assoc Land Use Director BETH ATKINSON of October 9 2024 to the INFRA-STRUCTURE & PLANNING COMMITTEE. We are strongly in favour of

- increasing density that is SYMPATHETIC to the existing environment in HH - BH
- GRADE ORIENTED options within the CORE of the community to maintain the current scale, neighbourly feel
- design & proportions that allows DENSER building forms to blend in with the existing housing stock - eg 2 semi detached homes v 2 SINGLE narrow homes on the same lot size avoiding the negative effects referred to in Beth's letter (sunlight loss, privacy issues etc)
- development of the SEARS site which carries with it the option of high rise buildings etc. What is going on in this location that is preventing / delaying development of this prime inner city site that would go a long way to alleviating the current housing crunch.

We STRONGLY OPPOSE proposals to

- build up to 6 storeys below the HH escarpment (apparently 6 can mean 7 in certain instances) - advise 4 storeys MAX
- build up to 6 storeys north of 13th Ave against LIONS PARK - advise 4 storeys MAX
- build up to 4 storeys EAST of 16A St along Lions Park over to 14th St - replace with LIMITED scale buildings. We understand that in addition there is a proposal to build an apartment building with 22 UNITS on 14th Street on 2 adjacent lots on a steep slope between 11th & 10th Aves which will have LANE ONLY access.

Adding in more apartments / town houses / whatever 2 blocks to the north in a corner of the community which is in essence a CUL de SAC with the same limited ingress & egress makes little sense to us.

As things stand the gravel road running east - west is "stuffed" with cars daily belonging mostly , I suspect , to SAIT students (10 vehicles this Wednesday AM , just after 9, in a 1 HOUR parking zone between 15th and 16A St - enforcement lax in the extreme) and another 12 cars at the NORTH end of 15th St within 75 meters of the gravel road on BOTH sides of the street.

We concur completely with the other points that Beth alludes to with reference to the NEIGHBOURHOOD CONNECTOR, the NORTH HILL mall comprehensive plan etc and share her views on the City's reluctance to listen to and engage with in a meaningful , respectful and constructive manner with our neighbours and the Community Association.

Yours, 2 residents of HH East



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

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.

First name [required] Joan

Last name [required] Jack

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 comment on? [required] (if you Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] (if you are providing input on service plans and budget adjustments, please select “November 18”) Dec 3, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).) (if you are providing input on service plans and budget adjustments, please write “budget” below.)

[required] - max 75 characters Riley Local Area plam



Public Submission

CC 968 (R2024-05)

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Highly oppose the 4 and 6 story allowance and this blanket rezoning in Hounsfield Heights. City is not respecting the communities character and the residents privacy by allowing high density developments. Development of the two lots on 14th Street NW between 10-11th Ave with 21 units would heavily impact traffic as there would be no vehicle access off 14th street and only off the back alley which cannot handle this type of development.



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First name [required] Jason

Last name [required] Doornbos

How do you wish to attend?

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What meeting do you wish to comment on? [required] (if you Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] (if you are providing input on service plans and budget adjustments, please select “November 18”) Oct 16, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).) (if you are providing input on service plans and budget adjustments, please write “budget” below.)

[required] - max 75 characters Riley Local Area Plan Consideration



Public Submission

CC 968 (R2024-05)

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The context of the area is unsuitable for the proposed intensification from a historically low density residential area to a medium-density mixed-use area. The Plan designates this area as a Neighborhood Connector that will promote four to six story development and retail and commercial uses in an area that is assessable by a one-way single-lane roadway and has existing contamination that prohibits subsurface disruption. Additionally, there are no apartments (multi-residential) currently existing in this area.

The MDP encourages growth to happen around Main Streets, Transit Station Areas and Activity Centers – none of which applies to this area. City Planners have stated that the area's proximity to Memorial Drive makes it a corridor, which justifies the higher densities and non-residential uses. What has not been considered is that: i. Memorial Drive is a commuter roadway for non-local citywide traffic; ii. there is no direct access to the river pathway system from this location; iii. there is no existing or planned transit to this area; iv. there is limited to no existing pedestrian or bike activity along this roadway; v. at each end of this roadway there exists a non-conforming and dangerous intersection that cannot handle existing traffic; and vi. this area is separated by a treed median and a significant grade differential.

Alberta Environment and Parks (AEP), along with Alberta Health Services, maintains monitoring wells in the area to keep track of conditions related to this carcinogen. The plan further exasperate the condition by increasing the intensification in the area, with no acknowledgement or concern for risk to area residents. According to the February 2024 paper published by the Environmental Law Center (Alberta) – The Regulation of Pollution and Contaminated Sites in Alberta - building on contaminated land is complex and requires careful planning, regulatory complication and often substantial remediation efforts. A key finding of the report was that there is currently a 'lack of regulation for risk management through exposure control at contaminated sites in Alberta'. One of top seven recommendations stemming from the report include 'Implementing a comprehensive regulatory regime for risk management through exposure control at contaminated sites. Disregarding the complexity of redevelopment and placing development pressure in this area puts the safety of area residents at significant risk.



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First name [required] **Beth**

Last name [required] **Atkinson**

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 comment on? [required] (if you **Standing Policy Committee on Infrastructure and Planning**

Date of meeting [required] (if you are providing input on service plans and budget adjustments, please select “November 18”) **Oct 16, 2024**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).) (if you are providing input on service plans and budget adjustments, please write “budget” below.)

[required] - max 75 characters **Riley Local Area Plan**

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT_01_FILENAME

Hounsfield Heights - Briar Hill Community Association - Riley LAP IPC hearing.pdf

ATTACHMENT_02_FILENAME

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

This is the letter from the Hounsfield Heights - Briar Hill Community Association. We are requesting the following amendments (or ideally further consultation and study):

- Add phrasing to favour semi-detached options over narrow infills in the core of HH-BH, suggested wording: "The core areas of Hounsfield Heights and Briar Hill historically had single family (RC-1) zoning with consistent wide lot and dwelling widths. To respect this community character, even as greater density is added to the community, subdivision of lots that were historically RC-1 to lots narrower than 12 m should use semi-detached, duplex, or other contextually appropriate built forms, to use good design to fit into context with the width proportions of surrounding dwellings. Built forms with widths less than 9.5 m, such as narrow single-family dwellings, are strongly discouraged, especially for standard lots with lanes. Redevelopments of all scales should have façade articulation, and a variety of quality finishing materials."
- Replace 6 storeys with 4 storeys below Hounsfield Heights escarpment
- Replace 6 storeys with limited scale (or at least 4 storeys) north of 13th Ave NW against Lions Park
- Replace 4 storeys with limited scale on the south side of 13th Ave NW, including east of 16A Street NW along Lions Park
- Replace Neighbourhood Connector with Neighbourhood Local along the Briar Hill sound wall
- Refine wording of North Hill Mall Comprehensive Plan to acknowledge the importance of indoor access for pedestrians from residential towers to shopping, in addition to 'winter design elements'.

It is confusing and concerning that the agenda and stated meeting for IPC, as circulated by the Riley LAP city planning team, isn't showing up (at least easily found) on the website. This discourages fulsome participation. It would also be helpful to be able to submit a letter and register to speak with the same submission form.

Beth Atkinson, Director - Hounsfield Heights - Briar Hill Community Association



October 9, 2024

To the Infrastructure and Planning Committee:

The community of Hounsfield Heights – Briar Hill has been engaging in the Riley Local Area Plan process in good faith, and have been explaining to the Riley planning team what we love about our community. Our community already has a variety of housing choices - there are high rise condos, low rise more affordable condos, townhomes, three large care homes, and narrower modern homes, in addition to the main single-family part of the community, which includes secondary suites. Our community has a park-like atmosphere, beautiful mature tree canopy, and wild-life, and a friendly neighbourly atmosphere. We are looking for planning which respects and maintains our community whilst welcoming new residents. The Community Association understands that some density increase is needed and inevitable. We have been seeking reasonable compromise, that preserves the character, beauty, and environment of our home neighbourhood whilst adding density.

We continue to feel that the potential for very high density on the mall site should be balanced with grade-oriented options within the core of the community. Grade-oriented options (up to H-GO row houses, rather than apartments/condos) maintain the scale and neighbourly feel of the community, and allow room for trees and other natural features. Apartments right beside single-family homes provide too much contrast in height, setbacks, and lot coverage. Existing residents lose sunlight, privacy, mature trees, green spaces, and vistas. Apartments will add too much traffic to quiet streets and will shade the adjacent park.

We also oppose six storey apartments permitted below the Hounsfield Heights escarpment, which will block off the community with excessive height – we are the only escarpment community with higher than the escarpment planned immediately in front. Four storeys in this area would fit with the existing multi-family residences and respect the community and adjacent parks above.

Where new types of dwellings are added, we are looking for good design and proportions that makes denser building forms blend in with the existing context. We have been asking for phrasing in the LAP to discourage narrow infills. Where two dwellings are proposed on a typical lot, the CA strongly prefers well-designed semi-detached homes, that blend in by maintaining the proportions of the homes around them, whilst adding density. Very narrow dwellings stand out from their neighbours and extend deeper into the lot, shading neighbours and taking away from their enjoyment of their gardens. Many detailed policies are outlined in the LAP for other matters – surely a simple policy to prefer semi-detached built form, to help mitigate the impact on our community character, should be possible.

The community is concerned about some details amended in Phase 4. The 4-storey building scale has been added at the north ends of 15th, 16th and 16A Streets against Lions Park. These are dead-end streets ending on a gravel lane – egress from apartments in those locations

will create too much traffic and safety issues for the park playground. 4-storeys will also shade the park. Neighbourhood Connector (with the implied permitted H-GO) has been added against the sound wall on the north edge of Briar Hill. Again, the vehicular egress from this area is very poor – all of these streets, from 20A to 24th Street, end on a one lane one way street. This is a poor place to add extra density. The rationale was the proximity to the BRT on 16th Ave, but this is incorrect. The closest BRT stops are at 19th Street and the only other pedestrian access to transit is over the pedestrian bridge at 21A Street. These locations along the sound wall do NOT have better access to transit than much of the community, and should not be zoned based on the road on the other side of a large wall.

The section on the North Hill Mall Comprehensive Plan continues to concern us. The mall plan emphasizes a grid of streets and individual buildings, in our winter city. There are already two towers of residences at the mall, with indoor access to the shopping. This feature has attracted many seniors and disabled people for this very practical lifestyle. Whilst the Riley plan now acknowledges the need for ‘convenient pedestrian movement... during all seasons’ – we need some concept of indoor access maintained in future mall plans. The plan mentions that ‘redevelopment may occur on the City-owned lands to provide a new library and other civic facilities’, but fails to mention a previous proposal to include non-market housing specifically on this site. Further, the density potential of the Louise Riley site is not properly illustrated on the building scale map – the civic land is lumped with and looks like a park.

Some other details in the plan that concern the community include: There are far too many ways to justify less parking, far below a realistic demand – these policies will place demand onto street parking, adversely affecting the community. Additional height for Heritage Preservation is inappropriate, as the heights proposed within the community are already excessive. Details about 13th Ave NW seem to only to address the north side of the avenue, and still allow excessive height that loses neighbourly interaction and vigilance on the park. And, there is a disconnect between the long-term plan for Crowchild Trail and the Riley LAP, regarding pedestrian bridges over Crowchild. There are many other details that residents have pointed out (see other submissions and previous letters), in addition to these key concerns.

Hounsfield Heights – Briar Hill requests these specific amendments:

- **Add phrasing to favour semi-detached options over narrow infills** in the core of HH-BH, suggested wording: “The core areas of Hounsfield Heights and Briar Hill historically had single family (RC-1) zoning with consistent wide lot and dwelling widths. To respect this community character, even as greater density is added to the community, subdivision of lots that were historically RC-1 to lots narrower than 12 m should use semi-detached, duplex, or other contextually appropriate built forms, to use good design to fit into context with the width proportions of surrounding dwellings. Built forms with widths less than 9.5 m, such as narrow single-family dwellings, are strongly discouraged, especially for standard lots with lanes. Redevelopments of all scales should have façade articulation, and a variety of quality finishing materials.”
- **Replace 6 storeys with 4 storeys below Hounsfield Heights escarpment**

- **Replace 6 storeys with limited scale (or at least 4 storeys) north of 13th Ave NW against Lions Park**
- **Replace 4 storeys with limited scale on the south side of 13th Ave NW, including east of 16A Street NW along Lions Park**
- **Replace Neighbourhood Connector with Neighbourhood Local along the Briar Hill sound wall**
- Refine wording of **North Hill Mall Comprehensive Plan** to **acknowledge the importance of indoor access** for pedestrians from residential towers to shopping, in addition to ‘winter design elements’.

The Riley Plan has not incorporated feedback about our community from our residents, the people actually affected by the plan – many many emails from our residents and many meetings with our residents have been ignored. The Riley Plan has not incorporated our ideas for mitigations, even the simple ‘semi-detached to blend in’ idea. We can definitely accept some density, but there are other places, even in our community, to put high density (e.g. North Hill Mall) and affordable options (e.g. Louise Riley, existing Cedar Brae) that do not fundamental change our established community. The existing residents should matter too!

We look forward to council amending, or further studying, this plan to find reasonable compromise and reflect the feedback and needs of community members along with other stakeholders.

HHBH Community Association
Beth Atkinson, Director – Land-Use
land.use@hh-bh.ca



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First name [required] **Skyler**

Last name [required] **Nagorski**

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 comment on? [required] (if you **Standing Policy Committee on Community Development**

Date of meeting [required] (if you are providing input on service plans and budget adjustments, please select “November 18”) **Nov 18, 2024**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).) (if you are providing input on service plans and budget adjustments, please write “budget” below.)

[required] - max 75 characters **Riley Local Area Plan Consideration**



Public Submission

CC 968 (R2024-05)

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT_01_FILENAME

IPC Comments Sept 2024.pdf

ATTACHMENT_02_FILENAME

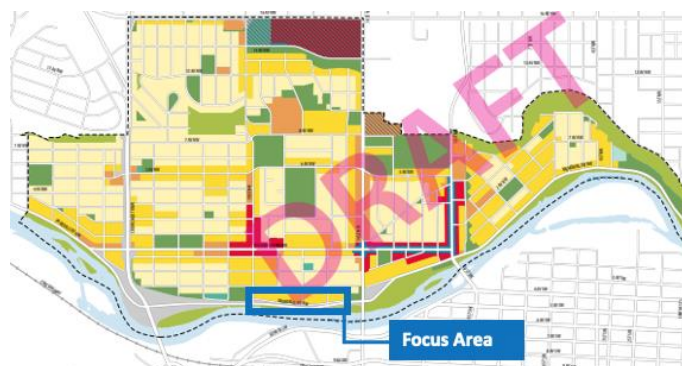
Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please see attachment

Infrastructure & Planning Committee

RE: RILEY LOCAL AREA PLAN COMMENTS

Please find below our comments regarding the draft Riley Local Area Plan. Our comments focus on the Westmount area of the Plan as indicated in the adjacent map, and detail our concern that City Administration did not listen to community input, and therefore did not understand that area context, which has led to uninformed policy direction in the Plan.



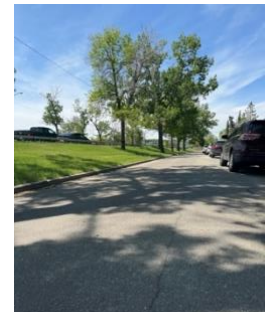
We would like to express 3 significant concerns as follows:

1. **Substantial written and in-person feedback was not recorded and not considered in this Plan.**
 - Area residents attended the Open Houses and online events held during Phase 3 of this Plan, and submitted written comments that summarized key points. **This feedback was not captured in any way in the What We Heard Report or What We Did Report**, and both reports failed to capture the general sentiment of the Open Houses or online events. When asked about this, City Administration confirmed that the written feedback was not incorporated because one submission was received that was signed by many households. ***They considered this a petition and thus ignored it.*** For the Open House comments, we were told that they were grouped by category, but when we ask for them to show us where the general sentiments we communicated were listed, they were unable to do so. City Administration committed to following up with us on this issue, but never did so.
 - Engagement that is simply lip-service, with no intention of listening to or considering residents' input, is not engagement. It leads to increasing levels of mistrust in our local government and disrespects the time of residents who, unlike City Administration, do not get paid to participate. Throughout this process we have heard City Planners say they are "the experts" and they "know what is best" – although they are recommending higher-density development in an area with known contamination and justifying their decisions based on incorrect contextual information.
 - If there is a desire to continue with the public engagement process, we strongly recommend proper training for City Administration, and a revamping of public engagement design, along with oversight of administration to provide a balanced view of community input.
2. **The context of the area is unsuitable for the proposed intensification from a historically low-density residential area to a medium-density mixed-use area.** The Plan designates this area as a Neighbourhood Connector that will promote four to six storey development and retail and commercial uses in an area that is assessable by a one-way single-lane roadway and has existing contamination that prohibits subsurface disruption.

- Westmount Boulevard is a one-way, single-lane roadway that parallels Memorial Drive. There is a landscaped/treed median that separates the community from Memorial Drive, with a 1.5 meter plus grade-separation for a significant portion as shown in the adjacent pictures.



- As all the properties along this street face Memorial Drive, retail uses will attract non-local, commuter traffic from Memorial into the community, which will bring in significant vehicle traffic to this area. As this is a single-lane one-way street with parking on one side of the street only, and no opportunity for underground parking due to the existing contamination, vehicle traffic will undoubtedly overflow into other parts of the community.
 - The MDP encourages growth to happen around Main Streets, Transit Station Areas and Activity Centres – none of which applies to this area. City Planners have stated that the area’s proximity to Memorial Drive makes it a corridor, which justifies the higher densities and non-residential uses. What has not been considered is that:
 - i. Memorial Drive is a commuter roadway for non-local citywide traffic;
 - ii. there is no direct access to the river pathway system from this location;
 - iii. there is no existing or planned transit to this area;
 - iv. there is limited to no existing pedestrian or bike activity along this roadway;
 - v. at each end of this roadway there exists a non-conforming and dangerous intersection that cannot handle existing traffic; and
 - vi. this area is separated by a treed median and a significant grade differential.
 - Despite what City Planners have said, there are no apartments (multi-residential) currently existing in this area. With the exception of the former CBC lot (zoned DC to allow for a townhouse complex), the area is zoned RC2, which does not allow apartment/multi-residential buildings as either permitted or discretionary uses. This is an unfortunate example of context not being accurately reflected in the plan and then being used as uninformed arguments for polices that do not fit community contexts.
3. **The Plan does not address or take into context the unique planning considerations and appears to prioritize redevelopment and the Local Area Plan’s approval timeline over public health and safety.** This area is impacted by creosote contamination, that if exposed, will impact the health and wellbeing of area residents.



- Alberta Environment and Parks (AEP), along with Alberta Health Services, maintains monitoring wells in the area to keep track of conditions related to this carcinogen.
- Through the engagement process, area residents asked that the Plan consider the existing contamination to ensure the protection of public health and wellness in this area. The response was to further exasperate the condition but increasing the intensification in the area between the first and second draft of the Plan, with no acknowledgement or concern for risk to area residents. Both written submissions and in-person **feedback from area residents were not recorded in the What We Heard Report**, and not reflected in the Plan.
- According to the February 2024 paper published by the Environmental Law Center (Alberta) – *The Regulation of Pollution and Contaminated Sites in Alberta* - building on contaminated land is complex and requires careful planning, regulatory complication and often substantial remediation efforts. This is especially true when municipalities and the province have shared jurisdiction. A key finding of the report was that there is currently a **'lack of regulation for risk management through exposure control at contaminated sites in Alberta'**. One of top seven recommendations stemming from the report include **'Implementing a comprehensive regulatory regime for risk management through exposure control at contaminated sites.** (https://elc.ab.ca/wp-content/uploads/2024/02/The-Regulation-of-Contaminated-Sites-in-Alberta_.pdf)
- Disregarding the complexity of redevelopment and placing development pressure in this area puts the safety of area residents at significant risk. **It also places an unfair burden on area resident to continuously monitor, and be actively involved in, all redevelopment activity in the area** – which should be the role of City Administration and City Council as the regulatory body.
- Instead of placing inappropriate development pressures that are at odds with public health, we encourage The City to develop policy that focuses on addressing one of the key findings of the afore mentioned report. This key finding is related to **'uneven public access to environmental site information'** and we urge The City to have policies in place to help reduce the city and taxpayers' long-term liabilities, especially as it relates to sites that have no qualifying 'responsible person' under the Environmental Protection and Enhancement Act.



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First name [required]	Julie
Last name [required]	Doornbos

How do you wish to attend?

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What meeting do you wish to comment on? [required] (if you)	Standing Policy Committee on Infrastructure and Planning
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Date of meeting [required] (if you are providing input on service plans and budget adjustments, please select “November 18”)	Oct 16, 2024
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What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).) (if you are providing input on service plans and budget adjustments, please write “budget” below.)

[required] - max 75 characters	Riley Local Area Plan Consideration
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Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

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The MDP encourages growth to happen around Main Streets, Transit Station Areas and Activity Centers – none of which applies to this area. City Planners have stated that the area's proximity to Memorial Drive makes it a corridor, which justifies the higher densities and non-residential uses. What has not been considered is that: i. Memorial Drive is a commuter roadway for non-local citywide traffic; ii. there is no direct access to the river pathway system from this location; iii. there is no existing or planned transit to this area; iv. there is limited to no existing pedestrian or bike activity along this roadway; v. at each end of this roadway there exists a non-conforming and dangerous intersection that cannot handle existing traffic; and vi. this area is separated by a treed median and a significant grade differential.

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First name [required] Laura

Last name [required] Morrison

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What meeting do you wish to comment on? [required] (if you Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] (if you are providing input on service plans and budget adjustments, please select “November 18”) Oct 16, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).) (if you are providing input on service plans and budget adjustments, please write “budget” below.)

[required] - max 75 characters The Riley Communities Local Area Plan



Public Submission

CC 968 (R2024-05)

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT_01_FILENAME

Riley Communities LAP Submission.pdf

ATTACHMENT_02_FILENAME

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

see attached

My goal as a citizen of the City of Calgary is to live in a community minded and environmentally conscientious way. All residents should have the opportunity to live in safe and thriving communities and we, as individuals and the city as a whole, must minimize our environmental footprint. To facilitate this, land use planning which guides how communities and the city as a whole will grow and function are critical. When the opportunity to participate as a member of the Riley Communities Local Area Plan came up I thought it was a great opportunity to help shape what the future look and feel of my community ... so I applied and was accepted. Accordingly, for the last couple of years I have spent time reviewing materials, giving my opinion and so on through the stages of developing the LAP. The problem is that I am not sure I, and other public members of the communities, were ever really heard. At times it seemed like we were just being led through a prescribed consultative process to check a box and that the LAP was essentially already written regardless of our input. Frequently items which were discussed in meetings failed to ever appear or even impact relevant parts of the LAP and often radically different outcomes would be part of the next generation of maps and text. I realize that we, as members of the public, were not promised that everything we wanted might appear in the final LAP, and that there were indeed a variety of viewpoints offered by different people. But when virtually nothing of consequence ever made it through the filtering process than I have to wonder why the city planning group did not just put out the document they clearly intended to produce and save the volunteer time of the committee members and tax payers dollars. What are a few examples of this? One discussion related to the way in which row housing impacts surrounding homes. A key request was require row houses to be built with the same orientation to the street or avenue as the original house and neighboring homes (as opposed to being turned 90 degrees on the lot). In this way allowing row houses and increased density on sites, but avoiding the significant impact to neighbors who are suddenly faced with an 11 m tall wall of row houses blocking light and view to the sky and raised balconies looking down on their yards. Nothing of this discussion went forward to the document. Or, consider the significant changes to community characteristics, urban form, and building scale that happened without or contrary to discussions with the working group. For example, the designation of land between 14 Ave and 16 Ave, from 19 Street to 21A Street as Urban Main Street which would be key location for a range of commercial/residential development (Map 2). This block of land is over twice what was presented on previous maps, which focused on the first two blocks west from 19th Street, when discussions were had about this type of designation. Similarly, the designation of Neighborhood Flex and Connector Urban Forms (Map 3) were substantially increased in the community between maps which were presented to the working group for discussion and those included in this final document being considered by Committee. It seems like a disingenuous shell game to present one set of maps to the working group, have honest and candid discussions about them, and then double or triple the amount of land to be impacted by the specific designations. This combined with urban form allowances of 4 to 6 storey buildings (Map 4) where our original discussions involved 3 or maximum 4 storey buildings is alarming. I came to the table in good faith, with the objective of hoping a balance of increased density and preserving the character of our neighborhood and feel like I was duped and that the future of much of my community is just a bunch of big, rectangular apartments. There are many neighborhoods in the city which provide this type of environment. If I wanted to live in such a neighborhood I would. So, there is my first concern... the Riley Communities LAP does not

reflect the LAP I and working group members were led to believe we were going to get. My second concern is that the LAP does not reflect its own core values. The big one for me is related to Climate Risk. Specifically the document states (Page 18) "*The Plan seeks to reduce climate risk by encouraging and supporting the development of climate resilience features in buildings and infrastructure; creating resources and spaces that can support citizens as they prepare for, cope with, and respond to climate hazards; and leveraging the innate resiliency of natural assets.*" But there is nothing in the Riley Community LAP which addresses this further. How can a community be resilient against climate change, overland flooding, increased heat and so on when the features of the community - namely trees and green spaces around homes - is being removed in the name of densification. This type of disconnect between core values and the LAP needs to be addressed.



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First name [required] Michele

Last name [required] Boag

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What meeting do you wish to comment on? [required] (if you Standing Policy Committee on Community Development

Date of meeting [required] (if you are providing input on service plans and budget adjustments, please select “November 18”) Oct 16, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).) (if you are providing input on service plans and budget adjustments, please write “budget” below.)

[required] - max 75 characters Riley communities LAP



Public Submission

CC 968 (R2024-05)

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT_01_FILENAME

LAP feedback oct 2024.docx

ATTACHMENT_02_FILENAME

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

Sent to Publicsubmissions and they ask I put in this way as well...hence 2 minutes late

Riley LAP team, and all members of Calgary City Council,

The Proposed Riley LAP, specifically the Hounsfield Heights Briar Hill (HHBH) portion, needs to change. We have lived here for 22 years and represent 3 generations – a senior in the Renaissance towers, working parents, and university students. I have actively participated in the process and provided input. Unfortunately, I am left feeling that the city is not listening nor actually addressing concerns. I feel ignored. To this end I support the counsellors who are requesting the 'consultation' process be reviewed by a third party. That said I am trying AGAIN to provide feedback about the proposed changes to our Area Redevelopment Plan into a broader LAP.

HHBH is an older, established community and largely zoned R1, but with options for students, seniors and all families. The TOD Policy guidelines state: "These *TOD Policy Guidelines* will respect existing, stable communities." And the MDP 2020 has as principal #3 "Foster distinctive, attractive communities with a strong sense of place" (which is HHBH). Further the MPD 2020 has a whole section (2.3.2) that specifically seems to be designed to protect areas like ours by stating Calgary will "Respect the existing character of low-density residential areas." These principals appear to be ignored/missed.

Within the Riley area (Sunnyside, Hillhurst, and Hounsfield Heights/Briar Hill), HHBH is the only R1. Unlike other areas of the city, this area is not over 60% R1. Yet we seem to be a target. Even within HH/BH R1 is mostly above the escarpment, but with other zoning below the escarpment and at North Hill mall. When created the 'Plan area' encouraged owners to protect this R1 designation with Restrictive Covenants (1950s). How do these RCs get treated with the changes? I feel it is inappropriate for the city to overrule these legal documents and force rezoning. Rather these covenants should be respected as they form the essence of our community.

Lion's Park LRT station is one of the original LRT stations, and did NOT include expectations of densification within x meters of the station, and definitely NOT in the section south of the line. R1 zoning south of this LRT station should be grandfathered. The community did understand that desire for densification around LRTs and did agree the North Hill mall area would provide it and alternative housing. In addition to that, 8 Ave apartments and other adjacent areas (Capital Hill, Hillhurst, Sunnyside) have multifamily zoning. As noted, my mother owns and lives in a condo at North Hill Mall (a natural progression for home owners wishing to stay in the area and downsize). We support the addition of towers at the mall and understood more were planned.

LAP inconsistent definitions are a concern. (CONNECTORS) The current LAP plan identifies streets as connectors that do not fit the city's definition. 12 Ave and 13 Ave EAST of 19th are 'connectors', but have no businesses, nor connect any streets (effectively dead ends) and are effectively local traffic only. Yet 12th Ave WEST of 19th (not a connector) has local commercial businesses, is the main access to the school and is much busier. It seems the labels are put where City simply wants to create traffic (and with 4 blocks of apartments it would become busy), not based on the resident's feedback nor facts. This must be changed.

HH/BH areas that do meet Connector definitions, should be densified with structures that 'fit' into the neighborhood. For example, 14th and 19th Streets do meet connector status and HHBH Land use did agree row housing (more consistent with ground-oriented family) would be acceptable on those connectors, if RCs allow them. Brownstones similar to what was put in in Marda loop area would fit over height infill would not. Similarly, the low apartment style housing

on 8th Ave also makes it more of a connector, and continued low apartments/condos that would not impact views or privacy of houses on the escarpment would also be reasonable. The houses around should be the determiner of stories not a city random number.

The concern of design addressing SAFETY: According to the CPS at a community meeting, our low density, the ground orientation, few on-street parked cars, and the active (walking/cycling) community with eyes on (and reporting) help with safety concerns that have occurred in the past few years (since COVID). CPS has also been responsive (greatly appreciated) and active in our area as issues require. The changes proposed –apartment housing directly beside the LRT and multiplexes with insufficient of-street parking could case greater safety concerns and encourage petty crime. The compromise of row housing by the park (HHBH land use committee supported) if RCs allowed could increase some density, and increase ground-oriented living consistent with CPS recommendations. 6 Stories does not fit our area, nor align with ongoing safety concerns, and could reduce sunlight for the park and its trees. None of these houses would be affordable or help the housing crisis.

INFRASTRUCTURE: I would also request engineering confirm these proposals are reasonable with respect to existing infrastructure. HH/BH was developed in the 1950s. The sewer, water, and electrical infrastructure would likely require significant upgrade for additional housing proposed. With the past summer's water infrastructure issue, what engineering has been done to understand infrastructure costs for significant development occurring randomly. Supporting development, for example at North Hill mall, would allow upgrades to be incorporated with efficient cost structure for a significant addition of housing. Adding houses and apartments randomly in areas with infrastructure planned for R1 could be disastrous, and costly. The city is looking for savings, and to ensure security of infrastructure. This is not low-cost housing. Has the city received engineering reports that support this random development to show the existing old infrastructure can handle the additional development?

To summarize, HHBH is a long time, established Calgary neighborhood with a distinctive feel and character. The family orientation is protected with current zoning to not allow infills, apartments, and side-by-sides. It is also protected by the original owners and also supported by the current owners with Restrictive Covenants. The proposed LAP is NOT listening to the residents, nor respecting these binding documents. Changing the zoning and forcing densification will NOT make these citizens happy, will NOT help the housing crisis, and could be potentially costly with infrastructure upgrades required. In fact, it seems driven by developers as they may be the only ones happy with the current LAP. Consider the house at 19th St and 10th Ave subdivided for 3 – each will be priced higher (\$2.5 million for first) than the original house.

In light of citizens legal challenge rezoning, counsellors (finally!) proposing an independent review of the City's engagement policy (or lack thereof), and questionable infrastructure, it is my hope that this feedback is considered seriously. City Hall needs to understand that engagement is not just a tick mark and start HEARING your constituents. It seems like the city is being driven by developers who would benefit from this LAP, at the cost to infrastructure, and erosion of community character. Developer are pursuing maximum profit versus building low cost housing in low cost housing areas.

Please contact me if you would like to discuss any these concerns. .

Michele McKenzie Boag, B.Sc. MBA

micheleboag@gmail.com
403-617-2916 c



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First name [required] **Robert**

Last name [required] **MacInnis**

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Date of meeting [required] (if you are providing input on service plans and budget adjustments, please select “November 18”) **Oct 16, 2024**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).) (if you are providing input on service plans and budget adjustments, please write “budget” below.)

[required] - max 75 characters **Riley Communities Local Area Plan**



Public Submission

CC 968 (R2024-05)

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT_01_FILENAME

To the Infrastructure and Planning Committee.pdf

ATTACHMENT_02_FILENAME

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

To the Infrastructure and Planning Committee:

Our names are Robert MacInnis and Marion MacKay and we are co-owners of the property located at 1312 – 16 St. NW. We have lived in the community of Hounsfield Heights / Briar Hill (HHBH) for over thirty-three (33) years.

We strongly oppose the Riley Communities Local Area Plan as it is currently drafted. We have submitted comments to the City's Engagement team on this proposal in the past (Phase 3: Refine) and include those emails for your reference below following our current comments on this Final Phase.

We support the concerns and recommendations of our Hounsfield Heights / Briar Hill Community Association regarding the proposed Riley Communities Local Area Plan (LAP).

Transit Oriented Development (TOD) is being used by the city to push density and commercial development in the form of mixed use development into areas of our community which up to now have been quiet streets, back alleys and parkland. Parkland (ie. Lions Park) which was dedicated to the community in consideration for allowing the LRT line through our community is being jeopardised by the existence of that LRT line and LRT station. Pressures from the considerable redevelopment project that will cover the North Hill Mall area, along with changes that will come from 19th Street, 14th street and the already approved expansion of the Bethany Care Institution will hasten the loss of the character and soul of our community which attracted us all here in the first place.

TOD Guidelines state they will respect existing stable communities, however that has not been demonstrated with the proposed Urban Form and Building Scale maps, especially along Lions Park east of 16A Street NW to 14 Street NW.

This community has been here since the early 1900's and there are still well cared for heritage homes from that era standing today. No consideration has been made for these homes or the heritage of our community. The city has heritage polices which are exclusionary and limited in scope. There is no incentive to preserve these homes. In fact the opposite is true and we have lost some heritage homes already from this community. The location of some of these homes fall within the Neighbourhood Connector urban form. How is this proposed development form contextually sensitive to the existing community?

The City says that Single-detached housing is still a desirable housing form yet in the proposed Riley LAP it appears that it is only supported in Neighbourhood Local, Limited Scale areas under section 2.2.1.6, under Limited Scale Policies. The same cannot be said for the Neighbourhood Connector or Low – Modified areas. This would seem to imply that Single-detached housing is not supported in these areas forcing any new redevelopment in these areas to higher, multi unit forms such as apartment buildings or mixed use commercial uses. This would effectively build a wall between the existing Single-detached homes and Lions Park.

As stated previously in our earlier submission, the Municipal Development Plan (MDP) has policies under section 2.3.2 Respecting and Enhancing Neighbourhood Character:

“...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...”

The City’s Engagement Process regarding the drafting of this LAP has been an exercise in futility and it further emphasizes the City’s determination to push this LAP through regardless of the opposition of those directly affected by this document. The true stakeholders and those best qualified to understand the local context and needs of their own communities are given lip service and little say or control of the guidelines laid out here.

If the City succeeds with this LAP as it stands our community will no longer be known as Hounsfield Heights / Briar Hill. Instead it will be known as Lions Park Station. The City is so focused on the Transit Oriented Development it has forgotten that this is a Community, with it’s own unique character, needs and desires for growth in the future.

We ask the Infrastructure and Planning Committee to send this Riley LAP proposal back for further refinement and revisions after proper and meaningful collaboration with the HHBH Community Association and affected parties.

Sincerely,

Robert MacInnis / Marion MacKay

1312 – 16 St NW

Our previous comments on this proposal and the City's response are included below for your reference:

From: RileyPlan <Riley.Plan@calgary.ca>

Sent: November 21, 2023 2:11 PM

To: Bob MacInnis <bmacinnis@shaw.ca>; WARD7 <WARD7@calgary.ca>

Cc: RileyPlan <Riley.Plan@calgary.ca>

Subject: RE: [External] Riley Communities Local Area Planning Phase 3: Refine

Good Afternoon Bob -

Thank you for getting in touch and providing your feedback on the Riley Communities Local Area Planning Phase 3: REFINE engagement. We appreciate the time and thought put into your response to provide further insight into your community.

It is important to note that the Plan, including all figures, maps and chapters are draft and subject to change. As part of this phase, we are looking for feedback and insight from residents. All maps and chapters will be worked on until a final draft is released in Spring 2024, so your commentary is timely.

As noted in the booklet and on our online engagement page, the concepts and info in the topics presented are all currently in draft form and nothing has been finalized. We use this important phase of engagement to gather feedback that will help us refine and make further changes to the draft concepts and info shared. Your feedback will be reviewed further by the project team and included in the 'What We Heard' report for Phase 3.

We will be working on these updates between now and Spring 2024, at which point we will share the Phase 3 'What We Heard' and 'What We Did' reports (in response to feedback received), as well as the draft Riley Communities Local Area Plan as part of our final phase of engagement, Phase 4: REALIZE. Phase 4 is where the draft plan is brought forward to Committee and Council for review and decision.

It is important to note that adoption of a local area plan does not result in the rezoning (redesignation) of land. Local area plans provide direction to help inform decisions about development if/when proposals to rezone are brought forward by property/landowners in the area. If a land use rezoning were brought forward by a property/landowner, it would be reviewed for alignment with a local area plan (if one were in place and approved by Council). If a local area plan is not in place, applications to rezone would be reviewed against the direction of broader Council-approved plans such as the Municipal Development Plan. Any proposal to rezone or redesignate a parcel must always include opportunities for public involvement and notification.

As for the draft urban form map, we appreciate you providing additional feedback into specific concerns. Neighbourhood Connector is often used in TOD areas and not just on high activity streets. The proximity to significant transit infrastructure factors into its context. If we look at the approved Heritage Local Area Plan, Neighbourhood connector is used near three station areas in largely low-density residential areas, including on cul-de-sacs south of the LRT station. The booklet provides a high-level summary of each Urban Form Category, but it may be best to read it in tandem with the draft Chapter 2 online as it will provide a bit more written context into this 30 year plan for each urban form category beyond the high-level summary provided in the engagement booklet. Let us know if you have any ideas regarding the draft Chapter 2 policies that correspond to these areas of your community. We have a number of heritage policies included in the draft Chapter 2 and a number of separate heritage programs and policies at The City as well that may be of interest to you.

Lastly, with respect to ongoing engagement - our online engagement feedback portal has been open and accepting feedback since **October 24**. It was intended to be open until November 13, 2023 and was extended online to the end of day on **November 20th, 2023**. All Community Associations and our mailing lists were notified as part of this update. Please note that we will accept mailed feedback forms received until **November 30** (as noted on pg. 3 and again on the back page of the booklet) as we understand that it can take extra time for the mailed booklets to arrive in mailboxes and for the mailed feedback forms to be returned, via Canada Post. We are aware that Beth Atkinson and your Community Association held a meeting on November 8, 2023 and are happy to discuss any ideas whether draft maps, the engagement process to date or other items that emerged from those discussions to help clarify and provide more information.

To stay informed please subscribe to our email list or check back at calgary.ca/riley for updates, or email us at Riley.Plan@calgary.ca with any questions.

Thank you,

Riley Communities Local Area Planning Project

Community Planning | Planning & Development

The City of Calgary | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

E | riley.plan@calgary.ca

W | engage.calgary.ca/Riley

Join the conversation on social media #RileyPlanYYC

From: Bob MacInnis <bmacinnis@shaw.ca>

Sent: Monday, November 13, 2023 1:01 PM

To: RileyPlan <Riley.Plan@calgary.ca>

Cc: WARD7 <WARD7@calgary.ca>; HHBH Land Use <land.use@hh-bh.ca>

Subject: [External] Riley Communities Local Area Planning Phase 3: Refine

To Whom It May Concern RE: Riley Communities Local Area Planning Phase 3: Refine Our names are Robert MacInnis and Marion MacKay and we are co-owners of the property located at 1312 – 16 St. NW. We have lived in the community of Hounsfield

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To Whom It May Concern

RE: Riley Communities Local Area Planning Phase 3: Refine

Our names are Robert MacInnis and Marion MacKay and we are co-owners of the property located at 1312 – 16 St. NW. We have lived in the community of Hounsfield Heights / Briar Hill (HHBH) for over thirty-two (32) years.

We strongly oppose the Riley Local Area Plan as it is currently drafted.

On November 8th, 2023 there was a meeting at our Hounsfield Heights / Briar Hill (HHBH) Community Hall to discuss Phase 3 of the Riley Communities Local Area Plan (LAP) (the “Plan”) Engagement process. Attendees included representatives from the HHBH Community Association (CA), members of the Riley LAP Engagement working group, our city councillor, Terry Wong, and many members of the community of Hounsfield Heights – Briar Hill.

The Phase 3 booklet was received from the City of Calgary on November 1st, 2023. It appears the CA representatives received the booklet only a day before it was available to community members. Yet the deadline for response is Nov. 13th, 2023. Certainly this timeline is not conducive to receiving informed or thoughtful feedback from the affected communities.

The Plan includes the communities of Hillhurst, Hounsfield Heights – Briar Hill, Sunnyside and West Hillhurst. However, it appears that Hounsfield Heights has been targeted with massive densification proposals for its Building Scale and Urban form maps. Based upon information provided by our CA representatives at the above CA meeting, it would appear that over forty-four (44) percent of Hounsfield Heights has been designated as “Neighbourhood Connector”. The maps from the Phase 2 Engagement versus those provided for Phase 3 are drastically different and not representative of consultation with the HHBH Community.

According to the Phase 1 Public Engagement Key Themes provided by the city, participants asked why more growth was not targeted in Hounsfield Heights – Briar Hill. There were concerns that growth and density were not equitably presented across the Plan area. Based upon feedback received at the CA meeting this does not represent the opinion of the community of Hounsfield Heights – Briar Hill. Hardly a fair or equitable application of the Plan for the community of HHBH.

It would appear that the city considers the quiet streets and alleys of Hounsfield Heights to be high traffic areas which require an Urban form of “Neighbourhood Connector”. This Urban form allows up to six (6) story townhouses where only single family homes currently exist. Hardly sensitive development for an established community or for climate sensitive development when mature trees and landscape are sacrificed with lot coverages of sixty (60) percent or more.

The City is also using the Transit Oriented Design (TOD) Guidelines and the proximity to the LRT station at Lions Park to target densification in the area. However TOD’s Guidelines state that they “will respect existing, stable communities” and “the TOD Guidelines should not be used to “spot redesignate” individual sites in existing single-detached areas...”. The North Hill Mall directly north of the Lion’s Park LRT station represents a better area to focus on densification with less focus on

densification to the areas south of the LRT station so as to be more sensitive to existing low-density development, mature tree canopy and landscaping which supports climate initiatives, and existing heritage in the community.

Heritage Resources and heritage assets are valued parts of our community according to the draft Plan. There are heritage homes, built in the early 1900's in Hounsfield Heights, which were identified as part of the Century Homes Project yet there has been no consideration for heritage in the HHBH community. In fact, some of those homes fall within the areas designated as "Neighbourhood Connector". A sad commentary to the value placed on the heritage homes in this community!

The Municipal Development Plan (MDP) has policies under section 2.3.2 with regard to Respecting and Enhancing Neighbourhood Character, such as:

Respecting the existing character of low-density residential areas...,

Ensuring an appropriate transition of development intensity, uses and built form...,

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

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...

Under section 2.3.7 Foster Community Dialogue and Participation in Community Planning

Provide for effective community consultation and participation in projects of significance to The City and local communities

Ensure that engagement on planning processes is responsible, thorough and transparent

The engagement process has been limited and selective leaving the community's residents with little meaningful input into the process.

Based upon what this community has seen thus far in this Public Engagement process, how can we say that this Plan and this process aligns with the MDP?

The Plan needs more consultation and meaningful collaboration with the communities, including the residents or property owners in those communities, whom are the real stakeholders in this process.

We ask the City for more time for further refinement and revisions after proper consultation and consideration by affected parties.

Sincerely,

Robert MacInnis / Marion MacKay

1312 16 St. NW