



October 23, 2024

**City of Calgary**  
**Planning & Development**  
800 Macleod Trail SE  
Calgary, AB T2G 2M3

Via email:  
[riley.plan@calgary.ca](mailto:riley.plan@calgary.ca)

Attn: Planning Team

**Re: Riley Communities Local Area Plan – Industry Engagement**

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Dear Team:

With the recent presentation to Council of the Riley Communities Local Area Plan, and the discussions therein, I wished to write to voice my support for the engagement and policies developed out of the significant engagement conducted with both public and industry groups.

I had the pleasure of attending most of the public engagement sessions, and each of the industry engagement sessions conducted while developing the Riley Communities Local Area Plan (LAP). The materials presented and discussions conducted were highly professional and engaging. The team did a good job of explaining the complexities and terminology of planning to the public in attendance, and as an industry professional, I found the approach most helpful and balanced. Often, industry interests are juxtaposed against community association and neighbour interests in ways that generate conflict in discussions. However, most of the conversations were collaborative and informed, even when those differing interests were 'at the table'.

With regards to the motions brought forward to remove height restrictions in some areas, most notably the Kensington BIA area on 10<sup>th</sup> Street NW, I was surprised and a bit disappointed to see this motion brought forward. The interests of for-profit development must always be balanced against public interests and height and density modifiers are important tools for the development authority to use to manage growth and find the balance between intensity of redevelopment and the creation of communities and housing options. Removing height restrictions appears to only be in the interest of developers seeking profitability.

I note that there is a significant challenge for developers when projects move from podium plus "stick frame" heights of 7-8 storeys to concrete construction as costs of construction see a lack of profitability until the 12<sup>th</sup> floor and above. This was noted to the City in our industry meetings on this LAP. If height restrictions of 8-storeys were removed, the industry response would most likely be to ask for more than 12-storeys in those locations to accommodate the increased cost of concrete construction.

**Dobbin Consulting Inc.**  
*Jennifer Dobbin, Owner*  
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The result on parcels near Memorial Drive on 10<sup>th</sup> street would be very high heights requests at a notable distance from the Transit Station. As Council is well familiar with Transit Oriented Development (TOD) policies and intentions, I was surprised to see this motion brought forward.

TOD policies specifically indicate increasing heights based on proximity to transit stations. We have seen these policies successfully implemented near the Hillhurst/Sunnyside station for decades. Within the TOD Policy Guidelines, it is clearly stated *“The highest densities in a TOD station area should occur on sites immediately adjacent to the station. Consideration for impacts of height on shadowing and massing should be made in determining transitions as well”* and that TOD should *“create transition between higher and lower intensity development by stepping down building heights and densities from the LRT station building”*.

Although the application of TOD policies is not strictly applied and should vary for different locations and community considerations, the use of height and density modifiers are important tools for the planning department. To remove one of these tools through LAP policy is problematic. Historically, developers have honoured height and density modifiers, asking for moderate increases in exchange for heritage loss offset negotiations, density bonusing levies, and public realm improvements. These agreements have greatly benefitted the communities of Hillhurst/Sunnyside who have been affected by TOD redevelopment as demonstrated by the Bow to Bluff initiative and other community and BIA projects being significantly (if not fully) funded by developer levies and agreements.

Throughout the Riley Communities LAP development and engagement, participants contemplated height and density modifiers and where more intensive development should occur. Ideas and outcomes were consistent with TOD and Main Streets policies seeing height and density along major corridors, services hubs, and near transit stations. This demonstrated the public’s general understanding and interest in organized, intentional city planning. Removing height restrictions would create significant uncertainty for communities and neighbours, increase conflict in public engagement, and reduce the public’s trust in the predictability and authority of the Planning Department.

I would encourage Council to continue to temper development industry’s interests with good planning policies, keeping in mind the public interest in well designed, best-practice policies such as TOD policies that reduces height with increased distance from transit stations to create appropriate transitions to residential areas. When interests are balanced, everyone ‘wins’.

Sincerely,

**Jennifer Dobbin, Owner**  
Dobbin Consulting Inc.



October 15, 2024

**Fraser McLeod**  
**Senior Planner | Community Planning**

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Dear Fraser:

**Re: Riley Communities – Local Area Plan and Heritage Guidelines**

I am writing on behalf of Heritage Calgary in support of the Riley Communities Local Area Plan (LAP) and Heritage Guidelines. Heritage Calgary is a charitable Civic Partner of The City of Calgary focused on the research, education, and preservation of our shared heritage. We believe heritage is a dynamic process by which identity is experienced, interpreted, and represented and take pride in working with Calgarians to honour the fabric that we are all a part of.

This LAP recognizes the contribution of its heritage resources and embeds the protection and maintenance of these resources into its policies. The Heritage Guideline Areas defined in section 2.6.2 outline policies that recognize and celebrate the unique history of the built form in these communities, ensuring that new development will be contextually sensitive to the neighbouring heritage assets.

The result is a set of Heritage Guidelines that will ensure future community development will be sympathetic and complimentary to the existing community fabric. It includes the introduction of new incentives for these communities to help protect heritage resources - including density transfers and modified building heights along main streets - and to ensure future development is in harmony with existing commercial heritage buildings.

We are pleased to support this LAP and the Heritage Guidelines outlined therein and look forward to assisting with their implementation for the Riley Communities.

Sincerely,

A handwritten signature in blue ink that reads 'Josh Traptow'.

**Josh Traptow**  
**Chief Executive Officer**  
**Heritage Calgary**