

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council 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] Chelsea

Last name [required] Windle

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] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 8, 2025

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

[required] - max 75 characters Local Area Plan Reconnect (7.1)

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

IPC Letter.docx

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

We are very concerned about the proposed rezoning changes that would allow for 8-plex housing units in our area of Glenbrook. It will increase congestion on the streets and parking, as well as lead to more stress on roads, nearby schools, water and utilities. Our biggest concern is that this is a community with lots of young families and the increased traffic and congestion would lead to more worry from parents about children safety when playing outside, riding their bikes, etc. This will also impact the community charm as these high-density developments will conflict with the existing community aesthetic and drive out families who prefer quieter streets and communities.

January 8, 2025

To: Infrastructure and Planning Committee (IPC)
City of Calgary
[Councillors]

Re: Opposition to Proposed Amendments to the Westbrook Communities Local Area Plan (LAP)

Dear Members of the Infrastructure and Planning Committee,

Community planning requires a thoughtful balance between fostering growth and preserving stability—one rooted in transparent processes, meaningful public engagement, and adherence to carefully developed policies.

Recently, residents of Glenbrook became aware of proposed amendments to the Westbrook Communities Local Area Plan (LAP) through development applications (DP2024-08468) that rely on anticipated changes to this framework. These amendments directly conflict with **Section 2.2.1.6** of the LAP, which emphasizes gradual, context-sensitive densification as the guiding principle for development in our neighbourhood.

We, the residents of Glenbrook, respectfully oppose the proposed amendments and urge the IPC to suspend any changes to the LAP until the rezoning appeal process is concluded and the impacts of recent policy changes can be fully assessed.

Prematurity of Policy Changes and Procedural Concerns

The Westbrook Communities Local Area Plan (LAP) was adopted in April 2023 following a deliberate and collaborative planning process. Less than two years later, the City is proposing amendments that would fundamentally alter the LAP's intent and vision for the community.

Specifically, **Section 2.2.1.6** of the LAP establishes clear expectations for development patterns in Glenbrook, prioritizing gradual, context-sensitive densification. This framework was designed to provide stability and predictability for residents and developers alike. Altering it so soon after adoption undermines the commitments made to the community and sets a troubling precedent for reactive, short-term planning.

Further, these proposed amendments are based on a **2024 rezoning policy** that has faced widespread public criticism and remains under **legal appeal**. Moving forward with LAP changes before the rezoning decision is finalized is not only **premature** but also **legally and procedurally irresponsible**. It introduces uncertainty, exposes the City to legal and financial risks, and threatens the enforceability of the LAP should the appeal overturn the rezoning decision.

We strongly urge the IPC to:

1. **Pause any amendments to the LAP** until the rezoning appeal process is concluded and the long-term implications of the policy can be properly assessed.
 2. **Maintain the enforceability of the 2023 LAP, including Section 2.2.1.6**, as the governing framework for development reviews until amendments, if any, are formally debated, approved, and transparently communicated.
-

Transparency and Public Trust in the Planning Process

The proposed amendments raise broader concerns about transparency and public trust. Residents engaged in good faith during the LAP development process, expecting that its policies would provide clear and enforceable guidelines for growth. The rapid push to amend the LAP so soon after its adoption contradicts those expectations and signals a lack of accountability in the planning process.

We emphasize that:

- **The 2023 LAP policies, including Section 2.2.1.6, remain enforceable** and must not be set aside in favor of speculative amendments based on contested zoning changes.
 - **Premature amendments weaken public confidence** in the City's commitment to democratic planning processes and clear rules for development.
 - **A moratorium on LAP amendments** is necessary to protect procedural fairness and avoid irreversible decisions that may conflict with future rulings on the rezoning appeal.
-

Environmental and Infrastructure Concerns

In addition to procedural issues, we question whether the proposed amendments account for environmental sustainability and infrastructure capacity.

Higher-density developments should prioritize energy efficiency, tree preservation, and green building standards, yet there has been no clear evaluation of how these principles will be addressed under the proposed changes. Similarly, the potential strain on existing infrastructure—including parking, traffic, and utilities—has not been adequately assessed.

We call on the IPC to:

- **Require infrastructure and environmental impact assessments** before approving any amendments that permit increased density.
- **Incorporate sustainability standards** into the LAP to ensure that growth aligns with Calgary's Climate Resilience Strategy and broader environmental goals.

Affordability and Livability Concerns

The justification for higher-density zoning often centers on addressing housing affordability, yet the proposed amendments lack any guarantees that new developments will meet these goals. Without safeguards, increased density may result in speculative developments and luxury rentals, further exacerbating affordability challenges.

We recommend that the IPC:

- **Tie future density allowances to affordability commitments**, ensuring that development supports Calgary's housing needs rather than fueling speculation.
- **Encourage gradual and incremental densification strategies**, such as duplexes and rowhouses, which preserve neighborhood character while promoting affordability.

Proposed Alternative Approach

We are not opposed to growth, but we believe it must be gradual, thoughtful, and reflective of community needs. Instead of sudden and large-scale densification, we propose alternative approaches such as duplexes with secondary suites—forms that integrate well within our existing neighborhood context.

This approach:

- **Balances growth with livability**, reducing disruption to infrastructure and neighborhood character.
- **Supports affordability and sustainability** without compromising long-term stability.

We urge the IPC to explore these alternatives in partnership with residents, ensuring that any changes to the LAP prioritize thoughtful, community-driven development.

Conclusion

We respectfully request the Infrastructure and Planning Committee to:

1. **Suspend amendments to the Westbrook LAP until the rezoning appeal process is resolved.**
2. **Maintain the enforceability of existing LAP policies** until amendments are formally debated, approved, and transparently communicated.
3. **Require comprehensive impact assessments** for infrastructure, environmental sustainability, and affordability before revising density allowances.

4. **Promote gradual, incremental densification strategies** that balance growth with livability and affordability.

Premature amendments to the LAP risk undermining public trust, destabilizing established planning frameworks, and enabling irreversible decisions based on contested policies. We urge the IPC to prioritize transparency, accountability, and sustainable growth by halting amendments until the rezoning appeal process is complete.

Sincerely,
Chelsea and Jeff Windle
4419 35 Ave SW, Calgary, Alberta

[REDACTED]

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council 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] Richard

Last name [required] Johnsen

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] Council

Date of meeting [required] Feb 4, 2025

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

[required] - max 75 characters The Local Area Plan Reconnect project - Westbrook Communities

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)

I would like to voice my continued opposition to the rezoning of the Westbrook Communities, including Wildwood. We have had the Local Area Plan and City wide Rezoning foisted upon us, against our will, by the current city council and without a community spokesman, as Richard Pootmans was unwilling to pursue anything but his own woke agenda, as aligned with Mayor Gondek and the publicly derided, 'Hateful 8' which continue to drive our city into the ground with their policies. As a result, I may have an H-Go 4 story behemoth and all the parking issues, beside our tiny bungalow, in the near future. We are trying to move out of Wildwood as a result and are so upset by the deafness of our current city council. I again implore you to put a stop to all this madness, and remove all new local area plan and city wide rezoning and allow us to have our communities and safety back. Of course, you will probably do nothing but what you want, but I feel that there has to be some pushback to these horrific policies which are destroying our city, communities, safety and culture.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council 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] Roland

Last name [required] Kirzinger

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] Council

Date of meeting [required] Feb 4, 2025

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

[required] - max 75 characters The Local Area Plan Reconnect project, including the Westbrook Communities

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

ATTACHMENT_01_FILENAME

Westbrook Communities Local Area Plan Reconnect Comment.pdf

ATTACHMENT_02_FILENAME

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

Blanket rezoning flies in the face of the area plans just recently released and proves blanket rezoning is not in the interest of Calgary communities. See attached document for further comment.

Blanket rezoning flies in the very face of the Local Area Plan developed by the City of Calgary. If this rezoning policy was a fit there would be no need to "Reconnect" and "Redo" the local area plans that are still so new implementations have barely begun. The City completely ignored the voice of the people regarding concerns over the rezoning policy and how it would negatively impact our communities. This is plain to see when one reviews the "What We Heard - What We Did Report" where there were a variety of concerns raised regarding rezoning and not single one was addressed in the "What We Did" portion.

Bad Policy and Lazy Administration are two descriptors that come to mind regarding blanket rezoning and the negative impacts it will have on Area Plans and Calgary communities. This policy is akin to the provincial UCP wanting to introduce provincial policing and taking over CPP to create a provincial pension; both bad ideas; both things the people never asked for. Calgarians never asked for blanket rezoning; councillors and mayoral candidates never had it as a major platform and Calgarians clearly do not want it.

Blanket rezoning gives all the power to developers and takes away voice and authority of the people and the community. Developers care only about the money, they don't have to care about the community. Of course the city has no issue with this as they see increased tax revenues and can pat themselves on the back for creating more housing. Well, sorry, but the City's job is not to support developers, it is to support the electorate. The City is not our Mother; it doesn't know best or know what's good for us. We did not give council license to change the very face and fabric of our communities. Engagement shows the City is not listening and doing what the residents want.

I own a home on a quiet cul-de-sac in Glenbrook, one of the communities with highest number of recent row house and other multi-unit developments in the city. All of the increased development has not brought any benefits to our community. We don't see decreased crime, better snow removal, improved transit. We see increased traffic, parking issues and many structures that are out-of-place on our streets. There is currently a development proposal in our cul-de-sac for two adjoined properties both single detached homes each with secondary suites. The proposal would see the homes demolished and replaced with two back-to-back row houses totaling 16 units. This development if approved will nearly **DOUBLE** the number of households on our cul-de-sac, double the vehicles, and double the traffic. Oh and there are only a proposed 8 parking stalls for the 16 units. Where will people park? **This is a cul-de-sac of 18 houses that will nearly double to 32 households!** No homeowner asked for this, no homeowner supports this. Every home owner on the cul-de-sac, many concerned neighbours from surrounding streets, the community association and the area councillor all oppose this development and yet it could be approved. How is this acceptable? How does the city think it has the right, the authority to make such decisions?

Again Council is not our mother, it is not there to do what it thinks is best. Council is there to represent the people, to listen to the people and do what the people want. Council needs to start listening to the people and stop thinking it knows best.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council 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] David

Last name [required] McGibbon

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] Council

Date of meeting [required] Feb 4, 2025

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

[required] - max 75 characters Heritage Communities Local Area Plan Updates - Rezoning For Housing

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

ATTACHMENT_01_FILENAME

Heritage Local Area Plan Section 2.2.1.6 (From 2023)- Reconnect - Update - Feb 2025.pdf

ATTACHMENT_02_FILENAME

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

When the Heritage Communities Local Area Plan was approved in 2023, it included limited-scale policies under the Neighborhood Local category (Section 2.2.1.6, page 29). These policies provide location criteria for building forms containing three or more units.

Why is the city pretending to seek input and hold engagement meetings? The administration and council seem indifferent to homeowners' concerns, despite relying on property taxes to fund their salaries. This was made clear with the blanket rezoning and the dismissal of the Heritage Communities' completed plan after years of planning and community collaboration.

The Heritage Communities Local Area Plan was approved in 2023, it included limited-scale policies under the Neighborhood Local category (Section 2.2.1.6, page 29). These policies provide location criteria for building forms containing three or more units as shown below

2.2.1.6 Neighbourhood Local

Neighbourhood Local areas are characterized by a range of housing types and home-based businesses. Neighbourhood Local areas have developed in a variety of ways with characteristics that shape how these areas change and grow, including when the community was built, existing **heritage assets**, established development patterns and access to parks, open space and other amenities. The **public realm** may include features such as landscaped boulevards and public street trees.

In the Heritage Communities, the Neighbourhood Local urban form category is the most common category and is applied to the primarily residential areas of the Plan Area.

Limited Scale Policies

The policies in this section only apply to Neighbourhood Local Areas that have the Limited Scale modifier. Limited Scale policies recognize that single-detached housing is, and will continue to be, a desirable housing form and may be developed anywhere within Neighbourhood Local, Limited Scale areas. Secondary suites will continue to be allowed where they are currently permitted by the **Land Use Bylaw** and do not form part of the unit count when considering the following policies.

Policy

- a. Secondary suites are supported where already allowed by the existing land use designation and are not considered a unit in the following policies.
- b. Building forms that contain one or two residential units are supported in the Neighbourhood Local, Limited Scale area.
- c. Building forms that contain three or more residential units should be supported on parcels with rear lanes in any one or more of the following areas:
 - i. Within Transition Zones in transit station areas;
 - ii. On corner parcels; and,
 - iii. Adjacent to or separated by a road or lane from a school, park or open space greater than 0.5 hectare in size with no dimension less than 25 metres.
- d. Building forms that contain three or more residential units in Neighbourhood Local, Limited Scale should be designed to complement the surrounding context and consider the impacts of massing, lot coverage and setbacks on the following:
 - i. access to sunlight and shade on adjacent parcels; and,
 - ii. protection of existing, healthy trees or landscaping on the parcel, where appropriate.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council 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] Simonetta

Last name [required] Acteson

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] Council

Date of meeting [required] Feb 4, 2025

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

[required] - max 75 characters RE: Local Area Plan Reconnect - North Hill Communities Local Area Plan

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME	October 15, 2024 Attachment 1 - NHLAP Reconnect - Response from CHCA.pdf
ATTACHMENT_02_FILENAME	NHCLAP Response from CHCA Jan 26, 2025.pdf
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please find attached the Response from Crescent Heights Community Association as well as our original feedback to the Reconnect team which I am submitting on behalf of the community association. Members of our CA will be signing up to speak to this at the Public Hearing.



City of Calgary,
800 Macleod Trail SE
Calgary, Alberta T2P 2M5

January 26, 2025

Mayor Gondek and Members of City Council,

RE: Local Area Plan Reconnect - North Hill Communities Local Area Plan

Representatives of the Crescent Heights Community Association (CHCA) attended an engagement session with administration on October 3, 2024, and submitted the attached letter dated October 8th, 2024, to express our concerns and input on the proposed revisions to the NHCLAP. We are disappointed that there is no evidence to suggest that administration either read, heard, or responded to our concerns in their reports to council.

As detailed in our letter from October 8th, we see no evidence that policy 2.2.1.6 as written refutes the rezoning that has occurred, and no change is required. Neighbourhood Local, Limited Scale definition expressly include for the allowance of the R-CG form on residential lots as referenced on page 57 of the NHCLAP:

"Limited Scale accommodates developments that are three storeys or less. This modifier includes a broad range of ground-oriented building forms, including single-detached, semi-detached, rowhouses, townhomes, stacked townhomes, mixed-use buildings, commercial and some industrial buildings."

After the rezoning for housing public hearing and subsequent decision by council, Council directed administration to make Rowhouse a discretionary use in R-CG (Rezoning for Housing Council Decision Summary: June 11, 2024, Item 7.8). Additional Council amendments were agreed upon including the **Applicant Outreach Toolkit; Rowhouse How-to Guide**. Specifically, we note:

"1. b. Create a Rowhouse How-to Guide with input from interested community associations, residents and industry that identifies contextually appropriate design strategies (including but not limited to building height, placement and treatment of windows, air conditioners, waste & recycling bins and landscaping), with an update to Council by end of 2024 Q4; "

The toolkit has not been produced (and no timeline evident for its publication) but R-CG applications are proliferating in our community and others. Our sole ability to influence positive outcomes of these redevelopments is through the DP process by appealing to file managers to implement discretion. We do this in part by using the language from statutory documents that currently exist including the NHCLAP and the MDP. Both documents are now under scrutiny, with plans to make changes in language and policy that will remove contextual references and effectively nullify CAs' and affected residents' ability to participate meaningfully in the development permitting process. The policy we feel is the most important to retain is 2.2.1.6 'd':

"2.2.1.6 d. Building forms that contain three or more residential units in Neighbourhood Local, Limited Scale should be designed to complement the surrounding context and consider the impacts of massing, lot coverage and setbacks on the following:

- I. access to sunlight and shade on adjoining parcels; and,*
- II. protection of existing, healthy trees or landscaping on the parcel, where appropriate."*

After 3 short years as an adopted statutory plan the city now wants to remove this policy. The proposed replacement for Section 2.2.1.6 completely obliterates any contextual considerations. We do not support this and strongly encourage Council to consider our arguments. By making R-CG discretionary Council committed to allow residents and CAs a voice in redevelopment that directly impacts them through the development permit process.

Even with the few tools CAs and residents have at their disposal to influence applications to be contextual and respectful of existing homes and their occupants, heritage resources and the tree canopy, we are hard pressed to make positive changes without resorting to the Appeal process. We strongly believe file managers are in the same position, where they have a reduced number of tools to influence positive changes that enhance both the technical and visual quality of new developments and the lives of all people who live, and will come to live, in the planning area. Policy 2.2.1.6 'd' provides us a tool we cannot afford to lose.

The "What we Heard" report dismisses our further concerns over Heritage asset and tree canopy loss and the associated suggestions we made regarding our experiences with using the North Hill Heritage Guidelines or retaining our urban forest. We made six (6) meaningful suggestions in our original feedback, which we hope you will revisit.

The policies referred to in Section 3.2.4 as offering Tree canopy protection by administration are aspirational only and speak to work still to be done at the city level. Policy 2.2.1.6 d II at the very least gives it the weight of "should" in policy hierarchy. Nothing else in the NHCLAP does this. A proposed tree planting in Confederation Park, though valued, in no way protects the existing urban forest in residential lots.

Again, we urge you to reconsider the proposed revisions to the NHCLAP.

Sincerely,

Marie Semenick-Evans
President, Crescent Heights Community Association
president@crescentheightsyyc.ca
403.620.6562





October 8, 2024

City of Calgary Administration
800 Macleod Trail SE
Calgary, Alberta T2P 2M5

Re: Reconnect – North Hill Communities Local Area Plan

Dear Administration;

On behalf of the Crescent Height Community Association (CHCA) and its Planning and Heritage Committees, we would like to submit the following comments on the proposed changes to the North Hill Communities Local Area Plan (NHCLAP). In addition, we are submitting comments on areas we feel need to be revisited that have not been included in the "Reconnect" revisions.

The CHCA strongly objects to the removal of the policies under Section 2.2.1.6. on pages 41 and 42 of the existing NHCLAP. Our most strenuous objection is to the removal of policy "d", but the removal of any of these policies is not supported. None of these policies contravene the recent R-CG blanket upzoning of Calgary residential parcels.

- Policy "a" reflects the existing verbiage under "Limited Scale Policies".
- Policy "b" is still applicable according to the revised bylaw which includes the ability to build single family and duplex forms.
- Policy "c" is still applicable and encourages the use of densification in the most appropriate places.
- Policy "d" is still relevant and applicable, and in no way contravenes the fact that R-CG is now the base land use.

During the development of the NHCLAP, there were many community members who devoted significant hours to the process as well as going back to their communities and looking for feedback as the LAP evolved. The above referenced policies were informed by that process and served to address many of the concerns existing residents had with the variety of residential forms. They continue to be important policies in the redevelopment of parcels in established areas. The most important one of these remains "d" as it looks for building context and impact as well as the protection of our mature tree canopy. It was always clear that the intent was to make R-CG the base land use under Neighbourhood Local, though it was never directly stated.

These policies support future redevelopment while also supporting the existing dwellings and residents.

It is inappropriate to have made a commitment to these policies, that in no way contravene the new base R-CG zoning, and then remove them at will and without a similar effort to engage the communities impacted. It is a disregard for the process we undertook in good faith.

We would also recommend the city refrain from initiating changes to statutory documents until the current judicial review applications before the courts are resolved.

Additional Comments for NHCLAP Reconnect:

1. Add direct control options for Heritage Guideline Areas in North Hill Communities with a minimum of 3 houses. The heritage assets on the North Hill are under immense pressure from developers and are disappearing at an alarming rate. There are very few blocks left that have more than 3-4 houses in a row. According to information on the City's website, Direct Control is not available to North Hill communities:

"We are currently piloting a community led request process in the Riley Communities Local Area Plan and West Elbow Local Area Plan areas. Requests for a Direct Control Heritage Area will only be considered from those communities at this time." (<https://www.calgary.ca/planning/heritage/incentives.html>)

Crescent Heights has a large concentration of heritage assets - the largest north of the Bow River. In the past 5 years since the heritage asset windshield survey was completed, the city has done very little to help conserve and preserve these heritage assets.

2. Make municipal heritage resource designation for heritage assets in heritage guideline areas quicker and easier. These homes have already been identified in the 2019 windshield survey. Heritage Calgary has informed us that they do not have the capacity to consider more than 40 properties per year, so we are in danger of losing more. Assist communities in educating residents on the value of having their home designated.
3. Send amended drawings to community associations for comments prior to final approval. We recently went to SDAB because a Development Permit approval did not meet the heritage guidelines, and we feel this could have been avoided if we had received amended plans from the City file manager.

4. Heritage Guidelines: Ensure file managers understand what the heritage guidelines are and how to apply them. Although the Crescent Heights Planning Committee submits a detailed heritage check sheet, many file managers do not understand how the heritage guidelines should be applied.
5. The appalling loss of private tree canopy through redevelopment in established communities such as ours is not adequately addressed in the NHCLAP or elsewhere in city policy. Most applications are achieving the bare minimum of plantings that in no way replace the canopy loss and will continue to impoverish the city totals and have combined negative effects on community health and resilience in the future.

We also request that Administration ensure that future engagement requires that the city contact the community associations by email a **minimum of two weeks, and preferably four weeks prior** to an event so that the event can be advertised to the residents.

Thank you for your consideration of our recommendations.

Sincerely,

Marie Semenick-Evans
President, Crescent Heights Community Association

cc. Terry Wong, Ward 7
Mount Pleasant Community Association
Renfrew Community Association
Rosedale Community Association
Bridgeland-Riverside Community Association
Tuxedo Park Community Association
Highland Park Community Association
Winston Heights-Mountview Community Association
Thorncliffe-Greenvue Community Association

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council 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] Simonetta

Last name [required] Acteson

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] Council

Date of meeting [required] Feb 4, 2025

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

[required] - max 75 characters Local Area Plan Reconnect - North Hill Communities Local Area Plan

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)

I fully support the CHCA submittals regarding the proposed revisions and object to the removal of existing Section 2.2.1.6. I do NOT support the revised Section 2.2.1.6 'a' as proposed. I am a member of our planning committee and see how little influence we can have on redevelopment and the affect it is having on neighbouring properties. The need for discretionary and contextual approaches to infill is very much needed and is inadequate even with current policy. What was needed was better tools to force better integration and design considerations. As our community representative on the NHCLAP process, I am incredibly disappointed at the inadequate efforts at engagement that the city took on the 'reconnect' when volunteers spent months (years) agreeing to the terminology in our LAP only 3 and a half years ago. Though I continue to be disappointed by the LAP and its ability to guide good redevelopment, we have very little else to fall back on at this time and to remove nuance and contextual language even more is not supportable. Council agreed to support discretionary R-CG so residents and CAs had some tools to review and improve contextual redevelopment. Now council and administration seem to be systematically removing any tools to improve outcomes. We can do so much better!!

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council 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] Jeanne

Last name [required] Kimber

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] Council

Date of meeting [required] Feb 4, 2025

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

[required] - max 75 characters Local Area Plan Reconnect re: North Hill Communities Local Area Plan

Are you in favour or opposition of the issue? [required] Neither



ATTACHMENT_01_FILENAME HPCA Letter to Council January 2025.pdf

ATTACHMENT_02_FILENAME

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



Highland Park Community Association
3716 2nd St. NW
Calgary, AB T2K 0Y4

January 28, 2025

City of Calgary
800 Macleod Trail SE
Calgary, AB T2P 2M5

Mayor Gondek and Members of City Council

RE: North Hill Communities Local Area Plan – Local Area Plan Reconnect

With regard to the proposed removal of the Limited Scale Policies described in section 2.2.1.6 (pg. 41) of the *North Hill Communities Local Area Plan* we offer the following opinions:

- Policy **a** should be removed insomuch as it is redundant to the current overall R-CG land use designation. In particular, the phrase that secondary suites should not be considered units will eventually become obsolete when the new Zoning Bylaw has been finalized and approved.
- Policy **b** should be removed because it is redundant to the current R-CG land use.
- Policy **c** should remain. As a “should” policy statement it provides guidance on the areas that are most acceptable to community residents for higher density development. Where we encounter greater pushback to proposed multi-unit (3+) residential developments is in the interior of the community.
- Policy **c** sub-section **iv** should be revised. It is quite feasible – and there are examples existing in Tuxedo Park and Mt. Pleasant – for 3 or 4-unit rowhouses to be constructed with garages incorporated into the structure. A back laneway is not absolutely necessary for parking spaces to be provided onsite. The R-CG land use requires 0.5 parking spaces per dwelling unit (with suites included in the count), however there needs to be policy direction to strengthen this requirement in the bylaw and give guidance to the developers and the Development Authority.
- Policy **d** should remain and be amended to include an additional sub-section focused on “the quiet use and enjoyment of their properties by the residents of the adjacent parcels”. There are proposed rowhouse projects wherein all 4 units and all 4 suites have access to their units via a walkway that is immediately adjacent to the fence separating the project from the neighbouring house and backyard. This creates a potential situation where excessive noise and activity can disrupt the neighbour’s quiet use and enjoyment of their backyards. Pedestrian activity along the shared fence line should be reduced as much as possible.
- The Single Detached Special Study Area in Crescent Heights and Rosedale has no impact on Highland Park, which was formerly an R-C2 zoned community.

Respectfully submitted

A handwritten signature in blue ink that reads 'D. Jeanne Kimber'.

D. Jeanne Kimber, Development Director
Highland Park Community Association