



Public Submission

CC 968 (R2024-05)

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.

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

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First name [required] Jon

Last name [required] Isley

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] Dec 11, 2024

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

[required] - max 75 characters Calgary Plan

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



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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am against the city's definition of 'equity' in the Calgary Plan.

It is not right for the city to define 'equity' on a layout map of the city with a definition that includes racism. This is a divisive and racist practice. Now you have put a label on people based on the neighborhood they live in. This is a horrible practice! Do not correlate neighborhoods with racism unless it is racism you want. Treat people same if you want equity.

The City should be the business of providing services to Calgarians. If there is inequality of services then make them equitable. Keep racism out of it.



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First name [required]	Hugh
Last name [required]	Stewart
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Date of meeting [required]	Dec 11, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Item 7.3 - Calgary Plan, IP2024-1209
Are you in favour or opposition of the issue? [required]	Neither



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I attended the FCC and City Planners workshop on Sat 7 Dec as a representative of the Oakridge Community Association. Despite being fairly active in Civic Affairs, this was first our first engagement on the proposed new Calgary Plan. We are concerned with the reported Engagement summary in Attachment 6 to the Calgary Plan. Under section 3.2 Moving around Calgary, page 32 " Places we go / Ways we move" - it appears that in the final 2 paragraphs modes of transport are focused on wheeling (42%), walking (16%) and LRT (26%) - driving appears above as some higher percentages but in the Key Themes, it is not mentioned at all. Driving using personal vehicles is likely to remain a key mode of transport for many years due to our climate and family needs, so efficient road systems must remain as important priorities.

A major concern with the Calgary Plan and associated new zoning bylaws is the reduced emphasis/ minimal mention on PARKING. This needs to be far better addressed and reduced parking spaces per units of accommodation ignores the impact this has on safe friendly streets. Adequate parking must be a higher priority as we densify to limit frustration and road rage which reduces the safety of all road users. Please ensure City planners address this issue in a more comprehensive manner in the Calgary Plan

Please also be aware that many Calgarians have had limited or no opportunity to review these new critical documents despite the reported Engagement process. Further comments are likely on the document once it has been studied and these will be raised at the Feb Council meeting.



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First name [required]	Brian
Last name [required]	Hahn
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[required] - max 75 characters	Item 7.3 Calgary Plan IP-2024-1209
Are you in favour or opposition of the issue? [required]	Neither



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ATTACHMENT_01_FILENAME

Final BILD Letter for 2024Dec11 IPC Item 7.3.pdf

ATTACHMENT_02_FILENAME

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

To accompany prior registered speakers: Catherine Agar and Kathy Oberg

December 11th, 2024

The City of Calgary
PO Box 2100,
Station M
Calgary, AB,
T2P 2M5

Attention: **Chair, Sonya Sharp**

Re: Feedback on Item 7.3 Calgary Plan, IP2024-1209

Dear Chair Sharp and Committee Members,

On behalf of BILD Calgary Region, we are writing to provide feedback and input on the proposed updates to the Municipal Development Plan and the Calgary Transportation Plan.

We wish to first acknowledge the commendable efforts of Administration on the work completed thus far. Specifically, we want to recognize Laura Graham, Program Manager of the City Building Program. Laura has been extremely helpful, accommodating, and transparent in her communication with BILD and its members.

We understand that further work will take place, and additional discussions will occur before the Public Hearing of Council.

Administration's cover report highlights several key aspects of the Calgary Plan, which include:

- Addressing the needs of a growing city including housing affordability.
- Providing a long-range vision for land use and mobility over the next 30 years.
- Simplifying policies to guide and enable growth, providing greater certainty for developers, builders, businesses and Calgarians while supporting streamlined approvals and maintaining a healthy housing supply.
- Aligning policies with Council priorities, provincial legislation, and regional requirements.
- Outlining next steps for implementation to ensure a smooth transition for all stakeholders

BILD acknowledges that it was a priority for the Calgary Plan to be completed in 2024. When asked to engage this summer, BILD members stepped up with numerous hours of review and feedback as it was understood that this is an important piece of work for the City and for us. We continue to digest the latest version and will work with Administration on implementation. and questions we might have.

BILD members always encourage and welcome early discussion on significant policy, like this. BILD is supportive of the initiatives, directions and goals outlined within the Calgary plan. As the document advances through consideration by this Committee and Council, we encourage an emphasis on the following key priorities:

1. Housing Supply and Affordability

During the September 16, 2023, Council meeting, it was emphasized that housing supply and housing affordability are of paramount importance. It is critical that the spirit and intent of those directions are explicitly and integrally reflected in the Calgary Plan. Stakeholders—including the public, Administration, and Council—should have a shared understanding of how the plan specifically lowers cost and time barriers to increase housing supply across the entire housing continuum.

2. Competitiveness, Costs and Funding

Achieving housing supply and affordability requires clear attention to maximizing competitiveness, minimizing costs, and optimizing funding. Committee members and Council understand the importance of these factors. It is also well understood that developers bear 100% of the costs for both on-site infrastructure in new communities and also 100% of their share of off-site infrastructure through the City's off-site levy bylaw process. In contrast, off-site levies required to support densification in established areas are limited to water and wastewater treatment, with local upgrades typically covered by project proponents. While a City-funded subsidy pilot offsets some eligible costs, it is crucial that the plan acknowledges and recognizes the significant contributions of the development industry funding in enabling growth and removing barriers.

3. Additional Studies and New Requirements

Industry's initial review suggests that the Calgary Plan may incorporate additional studies and new requirements. To align with Council's directions to reduce time and cost barriers, the plan should clearly identify any corresponding eliminations of similar barriers to maintain balance and support efficient implementation.

4. Industrial Lands

A clear, cost-effective and well-defined approach to industrial lands is essential to the plan's success. BILD understands the policy direction in the plan to be "*Sites with direct access to the goods movement network must not be converted to non-industrial uses.*" This restriction risks unnecessarily sterilizing industrial lands that could otherwise be repurposed for residential development, contributing to increased housing supply and generating accretive property tax revenue. BILD also observes that industrial development has been challenged by development and property tax competitiveness with adjacent jurisdictions. Including requirements such as "*Climate-resilient infrastructure, renewable energy systems, and drought-tolerant landscaping and ...with net-zero practices and circular economy opportunities should be considered...*", increases costs and does not enhance competitiveness. Optimizing the value of these lands in the near term plus becoming fundamentally competitive are critical to realizing the aims of this Plan.

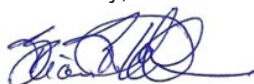
5. Implementation Plan

Implementation is a recurring theme throughout the Calgary Plan and is highlighted in section 5.3 (pg. 81) "*The effective implementation of this plan will require further work to align many existing plans and processes ...*". Administration's cover report also states, "*... several actions will need to be taken following third reading of the bylaw to ensure outdated policies are repealed and other policies and plans are updated to align with the newly adopted Calgary Plan. A Calgary Plan implementation guide will also be created.*"

BILD strongly encourages Committee and Council members to prioritize a robust engagement process in finalizing the implementation plans. Continuous dialogue with stakeholders is essential to ensuring that the implementation tools effectively align with the Calgary Plan and address the needs of the community comprehensively.

Thank you for considering our feedback. BILD and its members look forward to seeing the positive impact of these updates on Calgary's urban development and infrastructure planning.

Yours truly,



Brian R. Hahn
Chief Executive Officer

Cc: David Duckworth, Chief Administrative Officer, City of Calgary
Stuart Dalgleish, Chief Operating Officer, City of Calgary
Debra Hamilton, Acting General Manager, Planning and Development Services, City of Calgary
BILD Calgary Region Board
BILD Calgary Region OSL Steering Committee



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Last name [required]	Twogood
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Date of meeting [required]	Dec 11, 2024
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[required] - max 75 characters	Calgary Plan
Are you in favour or opposition of the issue? [required]	Neither



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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Given the recent overwhelming public opposition to blanket re-zoning, how come there is almost nothing on retention of existing neighbourhood character, building height restriction, parking in high density areas and general road safety?



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First name [required] **Calista**

Last name [required] **Wintrip**

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Date of meeting [required] **Dec 11, 2024**

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

[required] - max 75 characters **Calgary Plan**

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



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ATTACHMENT_02_FILENAME

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

I am entirely against the Calgary Plan because it makes it easier for developers to destroy communities. Many people are against rezoning and this plan will only further solidify that anger. We want our communities left alone and the council continues to want to change them. This plan will destroy Calgary forever. The council needs to seriously look at the consequences of this plan and what it will do to its wards.



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First name [required]	Bruce
Last name [required]	Wiggers
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ATTACHMENT_01_FILENAME The Calgary Plan.docx

ATTACHMENT_02_FILENAME

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

Having only been informed about “The Calgary Plan,” I gave it a quick read and feel that council should consider a few important points before moving forward and approving.

Calgarian’s made their voices very clear when the city asked them to provide their input on Blanket Rezoning. With almost two weeks of input it was very clear that well over 90% of Calgarians opposed Blanket Rezoning. However an alternative intelligent way to increase density was supported with.... LOCAL AREA PLANS. This new “Calgary Plan” clearly states the importance of LOCAL AREA PLANS :

“These plans are developed with community and interested-party participation to envision both how and where growth will occur and identify community needs. This includes planning the future of mobility, servicing and ecological networks while identifying resources, amenities, local considerations and investments to shape the vision of the community for the next 30 years. Managing the growth and transformation of the redeveloping areas requires a comprehensive, participatory planning process.”

We have a process that works, intelligent community engaged planning. The “Calgary Plan” follows very closely of the recent “Blanket Rezoning” which does not support the communities best interests... but does support developers and corporations that will gain from densification without supporting existing communities. This is particularly obvious in this quote from the Calgary Plan.

“The Calgary Plan provides a clear and consolidated policy framework to guide and enable growth, which will create increased certainty for developers, builders, businesses and Calgarians.”

On the topic of Growth. The Calgary Plan states multiple times that “Growth provides opportunities for investment, innovation and economic activity while adding energy and vibrancy to Calgary.” Growth continually gets a positive spin throughout this document. I can attest that having lived in Calgary for 40 years, growth is not always such a positive thing. Growth has many negative implications as well, crime, pollution, traffic, overcrowding, expensive infrastructure upgrades as well as public transportation, expensive housing, rents, policing, the list goes on. Who is really benefitting from growth, and why are we trying to make everyone believe it is such a great thing? Growth needs to be carefully thought out and not dealt with simple solutions such as Blanket Rezoning and then supported by this Calgary Plan. Lets go back to Local Area Plans and see what Calgarians really want.

Although this report states that well over 20,000 people were consulted in an Engagement process, I wonder why myself and neighbors have never heard about it. Could it be because we don’t hang around transit stops, or kiosks in malls? Engagement has proven to be something that our city essentially goes out and tells people what they are planning and we get to look. People shopping in the mall, or standing at a transit stop truly are not the people who will give more than 30

seconds of their time to learn about what the city wants to do next. There needs to be real engagement with communities. I would suggest that council members could communicate with community associations in person with community invited to hear about important proposals such as this.

With very little time left to submit this, I hope I have given council some things to consider and once again, go back to looking at what is best for each community, communities are not all the same and should not be blanketed as such.

Bruce Wiggers



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First name [required] Jennifer

Last name [required] Baldwin

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Date of meeting [required] Dec 11, 2024

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

[required] - max 75 characters 7.3

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The Calgary Plan is insufficient in addressing infrastructure issues because it proposes an intensified version of blanket rezoning without adequately considering the capacity of existing infrastructure to support rapid growth. This approach risks overwhelming critical systems like transportation, utilities, and public services, without clear plans for upgrades or expansions. The infrastructure and planning committee should vote no to the plan, as it fails to prioritize sustainable development and the long-term viability of the city's infrastructure, potentially leading to congestion, service shortages, and a diminished quality of life for residents. Proper, thoughtful planning that integrates infrastructure improvements with growth is essential for Calgary's future.



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First name [required]	Jenn
Last name [required]	Chesworth
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Date of meeting [required]	Dec 11, 2024
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[required] - max 75 characters	Item 7.3 The Calgary Plan
Are you in favour or opposition of the issue? [required]	Neither



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ATTACHMENT_01_FILENAME Letter to IPC - Calgary Plan Dec 11 .pdf

ATTACHMENT_02_FILENAME

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

110-259 Midpark Way SE | Phone: 403.880.8921
Calgary, AB T2X 1M2 | TWPplanning.com



December 10, 2024

City of Calgary
Infrastructure and Planning Committee
800 Macleod Trail S.E.
Calgary, Alberta
T2G 2M3

ATTN: Mayor Gondek and Members of Council

RE: The Calgary Plan

Dear Mayor Gondek and Members of Council:

Township Planning + Design Inc. (TWP) is writing to provide our input regarding *The Calgary Plan* and its potential to support forward thinking land use planning and development in Calgary for years to come.

As the policy to guide development in Calgary over the next 30 years, TWP recognizes that The Calgary Plan establishes the vision, objectives, and policy direction that are the foundation for sustainable development as Calgary evolves. TWP supports the decision to combine the existing Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP) into a single, comprehensive document where efficient transit-oriented development is woven into the policies and is a foundation for development in Calgary. Transit is a significant investment and has the potential to offer meaningful return on social, environmental, and fiscal capital, and it is critical that the lands around existing and future transit stations have the opportunity to grow to support the full build out of Transit-Oriented Development (TOD). There are parcels of land along the identified Primary Transit Network (Map 4 of the Calgary Plan) that have the potential to offer transit-supportive uses in the years to come but require flexibility to facilitate the land uses necessary to achieve successful TOD outcomes.

TWP is currently engaged by ECCO Energy & Recycling Corporation (ECCO), the landowner at 10114 24 St. SE, and has an active application with The City that involves a proposal to amend the current MDP to allow for future TOD on ECCO's current construction and demolition waste landfill, which is directly adjacent to the future Quarry Park LRT station. The subject site is currently identified as Standard Industrial on the current Urban Structures Map within the MDP. ECCO is proposing to progressively and sustainably remove materials currently in the landfill to create refuse derived Low-Carbon Fuel. Upon completion of reclamation, the land will be suitable for a vibrant, mixed-use, TOD. The intent of TWP's proposal to amend the existing MDP is to support the TOD future of the site, and to create a policy framework that facilitates a mix of uses around a transit station in alignment with Calgary's TOD-related goals. The aforementioned application is LOC2023-0292 and is among several ongoing applications to facilitate this innovative project.

Within the proposed Calgary Plan, ECCO's facility is identified on Map 7: City Structure Map as Industrial Mixed District, which reflects the current uses of the site and generally aligns with the use approved within the existing MDP. However, we note the Industrial Mixed District as presented in the current draft of the Calgary Plan may not be flexible enough to facilitate the City's intended TOD along the Primary Transit Network-Rapid. Furthermore, ECCO's facility is adjacent to a developed area identified on Map 7 as a High Activity Neighbourhood and is immediately next to a confirmed future Green Line station identified as a Primary Transit Hub on Map 6: Primary Transit Network. Given this context, the parcel is a pertinent example of an industrial site where future TOD would be well-suited but where the City Structure Map and policy does not support this transition. As written, the Calgary Plan provides no policy direction to allow for the transition of industrial land to non-industrial uses. If the Industrial Mixed District provided clear policy to allow for and support the transition to non-industrial uses, where contextually appropriate, it would better support the varied land uses necessary to attain successful TOD while maintaining the uses in the

current Urban Structure Map. We note that ECCO's site is only one example of where the Industrial Mixed District requires additional flexibility and that there are several other sites adjacent to future confirmed transit that will require more flexibility to facilitate The City's TOD goals.

TWP recognizes the need to balance the industrial land base in the city with residential development; however, the transit nodes along the Primary Transit Network-Rapid may not be the right locations to prioritize the preservation of industrial land, especially land like ECCO's site which has tremendous TOD potential. We respectfully request Council consider the above information to strike a balance between preserving Calgary's industrial base, respecting the current Urban Structure Map while planning for the future by offering flexibility and innovation in the new Calgary Plan.

Sincerely,

Township Planning + Design Inc.



Public Submission

CC 968 (R2024-05)

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] **Patricia**

Last name [required] **Muir**

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] **Dec 11, 2024**

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

[required] - max 75 characters **Item 7.3 Calgary Plan IP2024-1209**

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

Calgary Plan response for IPC meeting Dec 11_24 FINAL .pdf

ATTACHMENT_02_FILENAME

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

Please find attached a letter from the University Heights Community Association Development Committee regarding the current proposed Calgary Plan.



University Heights Community Association
c/o UHCA President, 3427 Utah Cres NW, Calgary, AB, T2N 4A9

Dear Infrastructure & Planning Committee Chair and members:

Re: Infrastructure & Planning Committee meeting – December 11, 2024
Item 7.3 Calgary Plan IP2024-1209

The University Heights Community Association Development Committee would like voice our strong objection to the proposed Calgary Plan. Our objections are based on three main contentions: 1) we do not feel the present Mayor, council, and administration have the support of the citizens of Calgary; 2) despite what the planning department and administration is claiming, the engagement process and period of time for fulsome engagements was inadequate; 3) the reasoning and necessity for this plan are completely unsubstantiated and without merit.

Moral authority: When the Mayor and select members of council abetted by administration, pushed through blanket up-zoning despite a call for a plebiscite, and despite the objections of the vast majority of Calgarians, they lost the respect and confidence of the citizenry. When we have a Mayor and select members of Council refusing to respect the citizens' will, this represents a breach of their duty to represent and as such is an affront to the foundation of Canadian democracy. The Calgary Plan appears to be an extension of an ideological agenda.

Engagement: If we are renewing an aspirational document, proper fulsome consultation with the citizens is necessary. In the creation of the Municipal Development Plan (MDP), the consultation process called Imagine Calgary took years in developing. A few months in the summer when citizens are unavailable is not adequate. The latest revision of the Calgary Plan dated December 4, 2024 has substantive changes since the November 4, 2024 version - where is the engagement? This is an engagement disgrace.

Need: The last update of the MDP was in 2020. The usual life expectancy of such a plan is in the decades. There is no need to update this document, and what we have had time to review indicates it is a more aspirationally loose document than a practical document with set targets and goals which allows a wide interpretation for the development community and little assurance to the communities.

Even though some of the anti-community bashing has been removed in the latest revision of the document, the issue of residential densities, the ambiguity of the proposed Urban Structure Map, parking, and how we citizens move around in our city have to be much better communicated and their ramifications explained. Until these basic necessities are undertaken, we feel that The Calgary Plan should not go forward at this time and that it should be tabled until after the Municipal Election in October 2025 so the citizens of Calgary can have a say in which direction they want their City to develop. Thank you for allowing us to comment on this document.

Respectfully submitted,

David Richardson, Architect, AAA, LEED-AP, Chair, UHCA Development Committee & Director at Large
Patricia Muir, Member, UHCA Development Committee & Director at Large



Public Submission

CC 968 (R2024-05)

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First name [required]	Margot
Last name [required]	Pahl
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]	Feb 12, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Calgary Plan
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Dear Committee Members. It is critical that you defer or discard the Draft Calgary Plan. Insufficient engagement was completed with actual stakeholders. Citizens are not aware of what the actual impact of this document will be. This document is unnecessary as we recently revised our MDP. Please defer or discard the Calgary Plan. Thank you.



Public Submission

CC 968 (R2024-05)

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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]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Feb 12, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Calgary Plan delay to 2026, in favour of DELAY, not current plan
Are you in favour or opposition of the issue? [required]	Neither



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

Hounsfield Heights - Briar Hill Community Association - support for delay of Calgary Plan - IPC Feb 12.pdf

ATTACHMENT_02_FILENAME

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

Note that we are IN FAVOUR of DELAY of the Calgary Plan, and OPPOSED to the Calgary Plan in it's current form, hence our response of "neither" above. Please see attached for our detailed comments.



February 4, 2025

To Infrastructure and Planning Committee of City Council,

Supporting delaying the Calgary Plan debate to 2026, for further work and proper consultation of Calgary's Community Associations

We are writing to support the proposal to delay discussion of the Calgary Plan concept until 2026, to allow consultation with Calgary's Community Associations, and a fulsome communication to and discussion with all of Calgary's citizens about the need for, implications of, and fundamental changes in philosophy in this plan. The new Calgary Plan is replacing the MDP that was updated as recently as 2020 and still captures the needs of Calgary as a lot of citizens see it. The MDP is no where near the end of its usefulness. The Calgary Plan draft has seen many recent revisions that have been hard to follow, and whilst it is good to see response to feedback, this is far too rushed and confusing for the creation of such an important document. **The Calgary Plan is a fundamental philosophical change, and as such it should be at least an explicit election issue, and ideally put to referendum.** We very much support sending this plan back for more work and open discussion with all Calgarians, with updates and any final decisions on the need for it and its content made well after the next election.

The community of Hounsfield Heights – Briar Hill has been working diligently to participate in good faith in the Riley LAP process, and we have been very disappointed to find that the balance of needs of all stakeholders is not being followed, and our needs as existing residents of established communities are being completely ignored. We quoted many phrases from the Municipal Development Plan that support our contentions (see below), and are now dismayed to find out that the current Calgary Plan draft is taking away these concepts. The basic premise of respect for the people and communities that are already there is being completely removed from the Calgary Plan document. All stakeholders matter, and plans used to acknowledge this. Now the only context that City Administration talks about is their concept of 'future context', which is a match to their ideas. **The context of what is already there (what context should mean) is removed from the discussion.** The loss of the references to existing/established communities and character, transitions, and context (real context), leaves us with nothing to start our discussion from.

Most of our community is slated for 'Neighbourhood – High Activity', with some of the western end as 'Neighbourhood – Moderate Activity'. The goals of 150 and 100 people or jobs per hectare are very high, and would require wholesale demolition of our community, even with the sensible high-density development of the North Hill Centre site. The infrastructure and quiet streets of the residential part of our community would not support these densities. These goals ignore us, ignore that these station areas already have communities around them that should be considered.

Some of the details of the Calgary Plan are inaccurate in our area, as well. We are delighted to see our escarpment parks noted as part of a 'major ecological network' and we have ideas on how to make that network more complete. However, there is a 'local ecological network' near 19th Street NW that does not appear to correspond to any green-space. We are pleased to see details about maintaining and expanding the urban forest, but that does not fit with our recent experience of redevelopment. Similarly,

there are concerns with the Wheeling Network map, where ‘major wheeling network’ is shown on steep un-cyclable 19th Street (not the practical 17A Street and/or 24th Street) and on 14th Ave NW west of 19th Street which does not connect to where the bridge over Crowchild is planned to be after Crowchild rebuilding. These sort of **details need a lot more work with local communities, and need to be accurate**. This is why **consultation with Community Associations is key**, and it is very disappointing that it has not yet happened.

We look forward to the Calgary Plan proposal being delayed until 2026, as proposed and communicated in the media, so that the whole premise for this proposal can be discussed thoroughly and thoughtfully, both in the upcoming election and in detailed discussion with Community Associations and citizens in general.

Sincerely,

Hounsfield Heights – Briar Hill Community Association

Jeff Marsh, President

Beth Atkinson, Director - Land Use

Municipal Development Plan key quotes, examples of concepts lost:

“Design must also recognize local context and create urban environment that support and integrate new development with existing communities.” (sec. 2.2.2)

“Intensification should be accommodated within existing communities in a sensitive manner.” (sec. 2.2.5)

“Respect the existing character of low-density residential areas, while still allowing innovative and creative designs that foster distinctiveness... 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 with existing neighbourhoods.” (sec. 2.3.2)

“Recognize the predominantly low-density residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.” (sec.3.5.1)

“Buildings should maximize front door access to the street.” (sec. 3.5.2)



Public Submission

CC 968 (R2024-05)

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First name [required]	Patty
Last name [required]	Auger
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]	Feb 12, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	The Calgary Plan and the postponement of this initiative
Are you in favour or opposition of the issue? [required]	In favour



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

UHCA public submission on The Calgary Plan FINAL.pdf

ATTACHMENT_02_FILENAME

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

Please find attached our Public Submission on The Calgary Plan and its proposed postponement to 2026.



University Heights Community Association
c/o UHCA President, 3427 Utah Cres NW, Calgary, AB, T2N 4A9

February 4, 2025

RE: Infrastructure and Planning Committee on February 12, 2025
Item: relating to The Calgary Plan

The University Heights Community Association Board is in support of the postponement of The Calgary Plan until 2026.

As outlined in previous letters we have some serious concerns with moving forward at this time. We are supportive of this postponement as it gives the City and the Communities the opportunity to reset and commence a fulsome engagement process. This proposed Calgary Plan should have the type and magnitude of engagement that was undertaken in Imagine Calgary where ordinary citizens could express their view with regard to a future vision for Calgary. The evolution of the draft documents constitutes a significant departure from the existing MDP. The engagement thus far around the Calgary Plan has been a concern, especially last summer with limited online opportunities for those who could not attend all the outdoor in-person events. Even the engagement around the last "caretaking" update for the 2020 revisions to Municipal Development Plan (MDP) and the Calgary Transportation Plan (CTP) was longer and more inclusive of community input. We are very conscious that the Calgary Plan and the renewal of the Zoning bylaw need to be considered together.

We request that Council support the postponement of The Calgary Plan.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "P Auger".

Patty Auger, CPA-CA, CFP
President, UHCA