



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

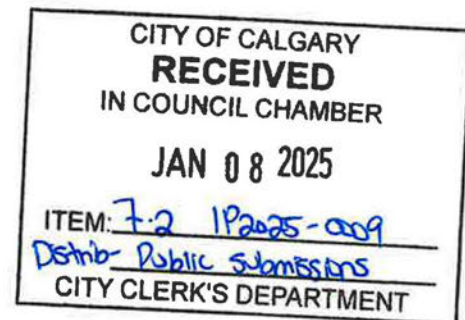
The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized 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] Brian

Last name [required] Horton

How do you wish to attend? In-person

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



What meeting do you wish to comment on? [required] 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 The Riley Communities Local Area Plan

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



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ATTACHMENT_01_FILENAME

Riley Communities LAP - O2 Letter.pdf

ATTACHMENT_02_FILENAME

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

The attached letter and requesting to speak request pertains to the "The Riley Communities Local Area Plan" item. The agenda is not posted yet.



O2

January 2, 2025

Infrastructure and Planning Committee

Subject: Riley Communities Local Area Plan

Dear Mayor and Council,

I am writing on behalf O2 Planning and Design Inc. (O2) to express our firm's support for the revised Riley Communities Local Area Plan that will be presented by administration at the January 8 meeting of the Infrastructure and Planning Committee.

Over the past decade, O2 has been very active in the area covered by the Riley Communities Local Area Plan. O2 has represented land owners and developers assisting them with over twenty development plans and successful land use approvals as well as working as a partner with the City of Calgary on public realm improvement projects such as Bow to Bluff. O2 currently is working with clients on active development projects in the plan area including Anthem's redevelopment of the former CBC site and the masterplan for the new owners of the Riley Park Village Site (former Grace Hospital). Given O2's past, current and anticipated future involvement in projects in the plan area our work will be guided by the policies of the Riley Communities Local Area Plan.

Throughout the administration's preparation of the LAP, O2 has been active in discussions with the administration project team. O2 would like to thank the administration team for their willingness to engage with us and to hear and consider our comments.

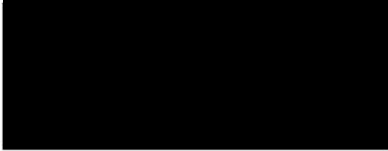
O2 is supportive of the proposed LAP because we believe that the plan establishes the framework for the future development of the plan area that prioritizes development and density in the areas that developers are most likely pursue and that will result in meaningful change in the plan area. O2 is particularly supportive of the revisions made to the LAP following the Council recommendation to refer the plan back to administration. O2 is specifically supportive of the following two proposed changes related to the Riley Park Village site:

- The inclusion of the SAIT / AUArts / Jubilee LRT Station Area as a third station area and the modification to building scales within this portion of the Plan Area.
- The addition of policy 2.2.4.b that reads *"should a new concept emerge for a Comprehensive Planning Site resulting from a submitted master plan, amendments to the Plan including Map 3: Urban Form and Map 4: Building Scale, should be made."*

We suggest that these proposed changes provide policy guidance to allow for the Riley Park Village site to be developed in a transit adjacent appropriate manner informed by a comprehensively planned masterplan that the owner's development team will begin preparation of in the coming weeks. Although a significant amount of effort and engagement goes into preparing an LAP, O2 also believes that LAP policies cannot always capture the most appropriate development outcomes for specific sites. Therefore, amendments to the plan should be considered when presented with robust design rational to support an amendment.

O2 looks forward to continuing to work on transformational projects within the Riley Communities Plan area and recommends that Council support the proposed LAP as presented.

Sincerely,



Brian Horton, RPP MCIP
Principal
O2 Planning & Design Inc.

O2



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

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First name [required] Laura Marie

Last name [required] Berg

How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to 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 Item 7.2 - Riley LAP

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



Public Submission

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ATTACHMENT_01_FILENAME

2025-01-06 L Berg and J Lacroix submission re Riley LAP.pdf

ATTACHMENT_02_FILENAME

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

January 6, 2025

Laura-Marie Berg and
Jean Lacroix
1607-21A St. NW
Calgary, Alberta
T2N 2M7

The City of Calgary Mayor and
Councillors for Wards 1 to 14,

Via Email – themayor@calgary.ca, ward07@calgary.ca, ward01@calgary.ca, ward02@calgary.ca,
ward03@calgary.ca, ward04@calgary.ca, ward05@calgary.ca, ward06@calgary.ca,
ward08@calgary.ca, ward09@calgary.ca, ward10@calgary.ca, ward11@calgary.ca,
ward12@calgary.ca, ward13@calgary.ca, ward14@calgary.ca

Re: Calgary Infrastructure and Planning Committee Meeting – January 8, 2024 – Riley Local Area Plan

We are writing this letter to express our concerns regarding the recent dramatic changes to the Riley Local Area Plan, and the complete lack of consultation on these changes. We are writing to you directly because we understand that the deadline for submitting material for the Wednesday, January 8, 2025 Calgary Infrastructure and Planning Meeting was last week. We are unable to register for the meeting at this time because it is incorrectly listed online as occurring on Wednesday, January 10, and there is no agenda attached.

On January 4, we learned that, after over two years of consultation, the Riley Local Area Plan has dramatically changed in the past month to add multiple additional high-density areas, including the proposed allowance of up to six storeys directly across the street from our 1960s bungalow. Photos of our home and street are set out below. Most of the homes on our street are 1960s bungalows that have been renovated and well-kept. A recent picture of our bungalow (brown house with red door) is set out below. The picture to the right is our view across the street, where the current plan contemplates apartment buildings up to six stories high.



Our home (west side of 21A)

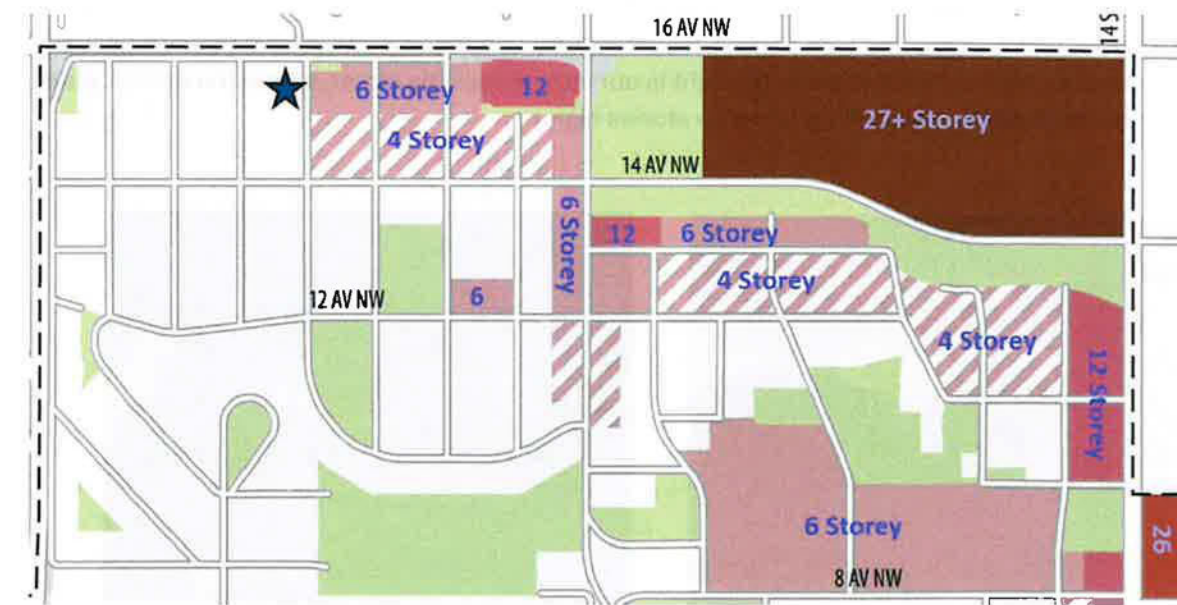


Planned area for 6 storey buildings across street

We have been attentive to the Riley Local Area Plan work, which has been occurring over the past two years. A map of the 4th phase of the plan from May 2024 is set out below. The location of our home is denoted by a blue star. We were not concerned about the changes within that plan proposed in our immediate area, which allowed up to three storeys. We understood that as our part of the community is redeveloped, the three storey dwellings might consist of duplexes with secondary suites, and some row housing. We are in favour of this increased density in our immediate area.



However, after two years of consultation, dramatic changes have been made over the past month, greatly increasing the density and the areas of our community that will be affected by this density. We now face the prospect of having six storey apartment buildings directly across the street from us. Below is a map of the plan that came out in mid-December.



We obviously have many concerns about this, starting with consultation. What kind of consultation process

- goes on for two years;
- pushes through significant changes just before Christmas;
- schedules public comments to be due during Christmas holidays; and
- sets a public Infrastructure and Planning meeting with no attached agenda (necessary for registration) and the wrong date on the website?

The above indicates that the City wanted to push through the recent significant changes to ensure that few people would be aware of them, and no meaningful consultation would take place.

In addition to our concerns about consultation, we also have significant concerns about the proposal to put six storey and four storey apartment buildings just across the street from what are largely low-rise 1960s bungalows. The sudden difference in building form and height is shocking, indicating zero concern – or indeed, contempt - for the people who currently reside in this community. Our community association has made repeated requests to have at-grade entrances for higher density new housing that is built immediately adjacent to single family homes. We repeat that request. Increased building height and changes to form should occur in a staggered way where single family homes currently exist.

Having regard to the fact that we just learned about this on Saturday, January 4 and have already missed the comment period, we have not had sufficient time to consider and set out other concerns.

We conclude by stating what should be obvious - these changes must not be rammed through the City process when most people in the community are completely unaware of them.

Sincerely,

Laura-Marie Berg & Jean Lacroix



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First name [required]

Beth

Last name [required]

Atkinson

How do you wish to attend?

In-person

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

no

What meeting do you wish to 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

Riley Communities Local Area Plan, item 7.2

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

In opposition



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ATTACHMENT_01_FILENAME

Hounsfield Heights - Briar Hill Community Association - Riley LAP revision - IPC Jan 8.docx

ATTACHMENT_02_FILENAME

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

the agenda of this meeting was posted disappointingly late...



January 7, 2025

To Infrastructure and Planning Committee of City Council, regarding the revised Riley LAP

The community of Hounsfield Heights – Briar Hill has been engaging in the Riley Local Area Plan process in good faith for well over two years now, and have been explaining to the Riley planning team what we love about our community, and our ideas for reasonable compromise and good mitigations to add density whilst maintaining our community character and cohesion. On October 16 we presented our concerns about the Riley LAP draft, that the very strong majority of community members feel that the Phase 4 Riley proposal, which includes 6 storey apartments where single-family is now located, is already too much contrast with the existing community character, and is not a reasonable compromise. We remind council that there is a lot of room for very high density on the North Hill Mall site and Louise Riley site, and this should be balanced with respect for our established community.

We were truly dismayed by the response that some presenters and councillors think we are not being damaged enough. IPC referred the Riley LAP back to City Administration for yet more density in our community, and to incorporate mobility into the LAP better. We wrote to all of council outlining our objection to further density in the core community, and drawing many quotes from the Municipal Development Plan and Transit Oriented Development principles to support this stance. For example, the MDP says “ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern” (see first appendix below for many more quotes). We were even more demoralized when the motion to refer passed unanimously, with the first clause directing Administration to add yet more density. We do understand some councillors had other motives for this referral, but of course, the Riley Team did what the motion said...

The motion gave the Riley Team all of the first quarter to do this revision, but they have done it in just over a month, quickly and without any engagement with communities, working group members, or the public. They informed the community of their plan right before the holidays, neither seeking feedback nor incorporating concerns. The changes proposed include 12 storey apartments in an area of Hounsfield Heights with single-family homes and very poor vehicular access, but realistic access and egress continues to not be considered. A large area of Briar Hill has been changed to 6 and 4 storey apartments, including in some blocks also with poor egress. This is a very significant increase in density, and community members now seriously affected want and should have a chance to know about it and have input. But instead, we are rushing the plan back to council. Basically, we’ve now got to the map the City wants. There’s no incorporation of the feedback of citizens actually affected, so what were the last couple of years of effort even for?

Further, the second clause of the referral motion directed Administration to better address mobility aspects, and several speakers in October commented that the Mobility Study was not well incorporated into the LAP. However, the revised LAP does not appear to make significant changes to address this second clause. The only interesting change in our area is the promotion of “a direct and accessible pedestrian and cycling connection from the Riley Park Village to the SAIT... LRT” and “a grade separated crossing north of 10th Ave NW across 14 Street NW”. These ideas more support the bigger built forms the City hopes to see on

14th Street, rather than supporting pedestrian flow from our community to downtown and from Hillhurst to North Hill Centre, that we have raised. We have suggested a crossing closer to 8th Ave to best facilitate pedestrian routes; to meet both goals, the crossing would need to be no further north than 10th Ave.

Finally, we have throughout the process suggested some simple but important ideas to mitigate the effects of density in our community, and they've been ignored. For example, INDOOR access to shopping is a very important amenity for seniors and disabled people living in the Renaissance Towers. We were able to get "account for winter design principles and ensure convenient pedestrian movement between buildings during all seasons", but we can't get to INDOOR – why not? Anything but indoor would be a huge loss and a huge difference, and we are not dictating how (plus 15, mall, underground...). Our second idea is that in the (rather common) case of a developer wanting to put two narrower dwellings where there is now one (typically splitting a 50ft lot), we strongly prefer well designed semi-detached built forms. They can be designed to blend in with the existing homes whilst still adding density, whereas narrow infills stand out and would significantly detract from the community character... But our idea has been dismissed. Lots of other specific policies are in the LAP, but not what the community asks for. Throw us a bone, for heavens sake! Right now this Local Area Plan has very little local in it, very very little for the local residents affected, 0% us, 100% developer flexibility. City Administration has told us these ideas are 'not in scope' and we can discuss these at the Development Permit stage – but they know as well as we do that these ideas MUST be in the statute, or we will have NO means to insist on them being followed. We can say we prefer semi-detached, for example, but the developers can say no, and the file managers or SDAB would have no basis, guidance or requirement to listen to our ideas or preferences. Please show us that this is a representative democracy, by at the very least putting in some amendments to insert these simple mitigations (see second Appendix below).

The city needs to actually LISTEN to engagement, and people actually affected by policies should be afforded more say in their communities. Citizens deserve actual consultation and honest compromise, not 100% developer and activist priorities. The Engagement process for Riley LAP did not reveal the City's ideas for our community until late in the process, and the latest revisions have not been well communicated. The strong majority opinions of the residents of Hounsfield Heights – Briar Hill have been unheeded. The concerns about the Mobility Study and its lack of good integration into the LAP are very valid, and mobility concerns should be better addressed.

Thus, we ask council to follow the policies and principles of the MDP, TOD, and Guide for Local Area Planning – acknowledge context, respect for existing character, shadowing and massing impacts. Acknowledge the needs of the people who have already committed much of their lives to this community, as well as future residents who will appreciate our unique community. We cannot get in a time machine and pick a different community into which to invest our hearts and hard work – we are here and we matter too. We ask council to revise this plan further to a respectful COMPROMISE.

Beth Atkinson, Director – Land-Use
Hounsfield Heights – Briar Hill Community Association,
land.use@hh-bh.ca

Appendix – Municipal Development Plan, Transit Oriented Development Guidelines and Guide for Local Area Planning concepts, ignored by Riley LAP:

At the Oct.16 IPC meeting, the idea of principles for Transit Oriented Development were raised. The full planning area under TOD is up to 600 m from the LRT stations, but this is only one consideration. The LRT stations were not built before the communities – there were already vibrant existing communities

there, some very close to the platforms. Thus, the Municipal Development Plan, TOD Guidelines and Implementation Strategy, and the Guide for Local Area planning all address, in great detail, the idea of respecting the existing communities, complementing their character, and developing in context:

Municipal Development Plan

"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)

TOD Guidelines and Implementation Strategy

"TOD Guidelines – Work with local communities. Built form should complement the local context"

"These TOD Policy Guidelines will respect existing stable communities."

"Station Planning Area... is a 600 m radius... important, this radius may be reduced where existing stable residential communities exist around existing stations."

"Each station exists in a particular community context. Development should complement the existing development and help to enhance the local character".

"Ensure that building massing and shadowing impacts are minimized."

"Sensitive interface adjacent to existing residential."

"The process of planning TOD in communities can provide The City and developers with a better understanding of what is important to residents and businesses experiencing growth and change"

"Development around transit stations can contribute to placemaking"

Guide for Local Area Planning

"A local area plan supports communities experiencing redevelopment by outlining... a future land use concept for where and how new development can be integrated into the neighbourhood over time in a way that respects and enhances the existing context of the area."

"Community vibrancy is maintained by ensuring new development contributes to community identity and respects historic resources."

"Support the use of existing streets, services and buildings to reduce the need for new infrastructure."

"At all scales, redevelopment should consider existing context, parcel layout, building massing, and landscaping to sensitively integrate in the community."

"Retain existing healthy public (and private) trees and landscaping on, or adjacent to, development sites."

We need to follow these principles, not just the idea of density within a certain distance from a station. We need our city to RESPECT residents and the established communities we've invested our lives in, often for decades, where we've put our heart and soul into our forever homes. Based on these principles of context and respect, LAPs SHOULD COMPROMISE in the communities adjacent to the LRTs, not act like those communities don't exist.

Note we are asking for respectful compromise, and mitigations of the impact of density on character, NOT no change. The MDP does state that "respecting neighbourhood character does not mean preventing change", and we acknowledge that. However, the contrast of 6 storeys with bungalows is significant. And 12 storeys replacing what were single-family homes on quiet streets is just NOT RESPECT. We need some acknowledgement of our concerns for shadowing, privacy, parking and traffic issues, high lot coverage, and loss of tree canopy, greenery and wildlife, that come from this very excessive contrast. 12 storeys, especially, just can NOT be considered in context with or complementary to what are currently single-family communities!

And this is not a case about equity at all. Everyone's forever homes matter, whether they are modest communities or more upscale, whether they are in Hounsfield Heights, Banff Trail, Whitehorn, Martindale, or other communities near the LRT and BRT lines that do not yet have an LAP. All of these communities abut the LRT lines directly, and no-one in these communities bought expecting their communities to be fundamentally ripped out and replaced with significantly tall apartments. At some other LRT stations in

existing LAP's, 6 storey apartments are mapped over parking lots, industrial or commercial land, not quiet residential streets – this is more appropriate.

Appendix – Ammendments to incorporate HH-BH Local concerns into this Local Area Plan:

INDOOR ACCESS: Amend section 2.2.4.1 part g to say “Development should account for winter design principles and ensure convenient INDOOR pedestrian movement between buildings during all seasons.”

SEMI-DETACHED BUILT FORM: Add section 2.5.7 Community Character policies section 2.5.7.1 Hounsfield Heights – Briar Hill contextual built form: The core areas of Hounsfield Heights and Briar Hill historically had single family (RC-1) zoning with consistent wide lot and dwelling widths. To respect this community character, even as greater density is added to the community, subdivision of lots that were historically RC-1 to lots narrower than 12 m should use semi-detached or duplex built forms, to use good design to fit into context with the width proportions of surrounding dwellings. Built forms with widths less than 9.5 m, such as narrow single family dwellings, are strongly discouraged, especially for standard lots with lanes. Redevelopments of all scales should have façade articulation, and a variety of quality finishing materials.

(We suggest council review with other Riley communities if there are missed community specific mitigations and policies that they were seeking.)

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First name [required]

Alex

Last name [required]

Mitchell

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

Riley LAP, Item 7.2

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)

While I am not necessarily opposed to high-density housing, my concern is that I am planning to put solar panels on my home and the sudden nature of this zoning change does not give me adequate time to assess how this could affect the amount of sunlight my property will receive. Considering the expense of installing those panels and also transitioning to more energy efficient home devices (heat pumps, electric hot water heater, electric vehicle, etc.) I want to voice my concerns about how suddenly this is all happening.



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First name [required]

James

Last name [required]

Henderson

How do you wish to attend?

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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

Riley LAP Sec. 7.2

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

Neither



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)

I'm a resident of a community affected by The Standing Policy Committee on Infrastructure and Planning's January 8th 2025 meeting regarding Riley LAP Sec. 7.2.



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

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

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

First name [required] Darwin

Last name [required] Bateyko

How do you wish to attend? Remotely

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

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

Date of meeting [required] Oct 8, 2025

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

[required] - max 75 characters Broadview Residents Community Input into the LAP that was not considered.

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

IPC Comments January 2025.pdf

ATTACHMENT_02_FILENAME

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

Please find below our comments regarding the draft Riley Local Area Plan that were not reflected in the what we heard or what we did reports despite several engagements with City Administration - formally and informally. Our comments focus on the Westmount area of the draft Plan.

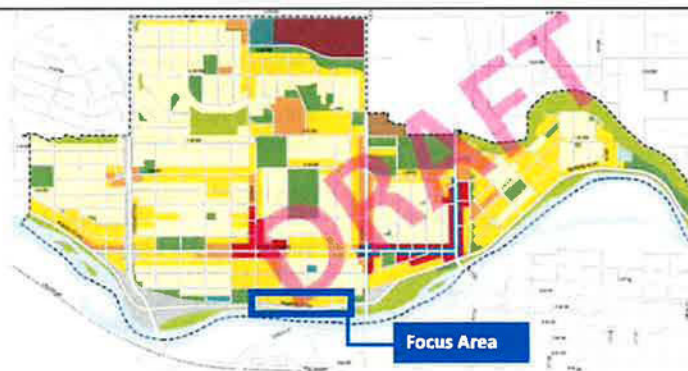
Requested Amendments:

- That the Westmount Boulevard area, as shown as "focus area" in the above map, be designated as Neighbourhood Local (and not Neighbourhood Collector as proposed) and that the proposed height be a maximum of "up-to 4 stories" (and not 6 stories as proposed).
- That the Plan include policy regarding development on contaminated sites that addresses the current gap in approvals and monitoring for the Westmount Boulevard area to protect public health and safety.
- That policy 2.5.2.1(d), which directs any new development along the north-side of Westmount Road to have the backyard face the established community, be removed.

Infrastructure & Planning Committee
January 2025

RE: RILEY LOCAL AREA PLAN COMMENTS

Please find below our comments regarding the draft Riley Local Area Plan. Our comments focus on the Westmount area of the Plan as indicated in the adjacent map.



REQUESTED AMENDMENTS:

1. That the Westmount Boulevard area, as shown as “focus area” in the above map, **be designated as Neighbourhood Local** (and not Neighbourhood Collector as proposed) and that the proposed height be a maximum of “up-to 4 stories” (and not 6 stories as proposed).
2. That the Plan **include policy regarding development on contaminated sites** that addresses the current gap in approvals and monitoring for the Westmount Boulevard area to protect public health and safety.
3. That **policy 2.5.2.1(d)**, which directs any new development along the north-side of Westmount Road to have the backyard face the established community, **be removed**.

EVIDENCE SUPPORTING REQUESTED AMENDMENTS:

1. Requested Amendment #1: Designate the Westmount Boulevard area as Neighbourhood Local

- The Plan designates this area as a Neighbourhood Connector that will promote four to six storey development and retail and commercial uses in an area that is assessable by a one-way single-lane roadway and has existing contamination that limits subsurface disruption.
- The MDP encourages growth to happen around Main Streets, Transit Station Areas and Activity Centres – none of which applies to this area. City Planners have stated that the area’s proximity to Memorial Drive makes it a corridor, which justifies the higher densities and non-residential uses in this historically low-density area. What has not been considered is that:
 - This area is separated by a treed median and a significant grade differential.
 - There is no existing or feasible access to the river pathway system from this location;



- There is no existing or planned transit to this area;
- Memorial Drive is a commuter roadway for non-local citywide traffic;
- There is limited to no existing pedestrian or bike activity along Westmount Boulevard;
- At each end of Westmount Boulevard there exists intersections that do not meet current code and cannot safely handle existing traffic.



- As all the properties along this street face Memorial Drive, retail uses will attract non-local, commuter traffic from Memorial into the community, which will bring in significant vehicle traffic to this area. As this is a single-lane one-way street with parking on one side of the street only, and no opportunity for underground parking due to the existing contamination, vehicle traffic will undoubtedly overflow into other parts of the community.

- This area is contextually different from Memorial Drive in Sunnyside (east of 10th Street).

- This area exists west of the Memorial Drive P.M. Lane Reversal, where three of the four lanes along Memorial Drive are dedicated to the westbound traffic to facilitate the movement of commuter traffic from the downtown. **City Administration previously confirmed that no traffic lights or at-grade pedestrian crossing to access the Bow River Pathway are possible** along this stretch of Memorial Drive, unless the lane reversal was to be removed.



- Pedestrian overpasses to provide access to the Bow River Pathway are not feasible at this location due to the narrow pathway on both the north and south side of the river.
- The speed limit along this stretch of Memorial Drive changes from the 50 km that exists along the Sunnyside portion to 70 km to facilitate commuter traffic.
- There are no properties along this stretch that abut/front Memorial Drive. ALL properties front Westmount Boulevard, which is a



single one-direction residential roadway, and are separated by a treed median with grade-separation.

- There are no sidewalks along Memorial Drive at this location, and no pedestrian activity.
- While the Riley Local Area Plan suggests the possibility of a pedestrian overpass to link this area to the raised Sunalta LRT Station, no feasibility study has been done to support this idea and the extensive infrastructure investment needed is unlikely, given that there was no budget to even replace the life-cycling of the 14th Street pedestrian overpass at 4th Avenue (was replaced with an at-grade crossing).

2. Requested Amendment #2: Policy to Address Creosote Contamination

- The Westmount Boulevard area is impacted by creosote contamination, that if exposed, will impact the health and wellbeing of area residents. The Plan does not address or take into context the unique planning considerations and appears to prioritize redevelopment over public health and safety.
- According to the February 2024 paper published by the Environmental Law Center (Alberta) – [*The Regulation of Pollution and Contaminated Sites in Alberta*](#) - building on contaminated land is complex and requires careful planning, regulatory complication and often substantial remediation efforts. This is especially true when municipalities and the province have shared jurisdiction. A key finding of the report was that there is currently a **“lack of regulation for risk management through exposure control at contaminated sites in Alberta”**. One of top seven recommendations stemming from the report include **“Implementing a comprehensive regulatory regime for risk management through exposure control at contaminated sites”**.
- Through the engagement process, area residents asked that the Plan consider the existing contamination to ensure the protection of public health and wellness in this area. There was no response to this feedback and the comments **were not recorded in the What We Heard Report**.
- A creosote remediation facility (pictured) is located on the south side of the river to actively reduce the creosote levels in that area. No such remediation is taking place at this location – where existing residential exist.
- There are no existing policies or procedures to regulate or monitor the creosote vapour release resulting from new development. This puts the existing communities at substantial risk.
- Disregarding the complexity of redevelopment and placing development pressure in this area puts the safety of area residents at significant risk. **It also places an unfair burden on area resident to continuously monitor, and be actively involved in, all redevelopment activity in the area**, which should be the role of City Administration as the regulatory body.
- Instead of placing inappropriate development pressures that are at odds with public health, we encourage The City to develop policy that focuses on reducing the city and taxpayers’ long-term



liabilities, especially as it relates to sites that have no qualifying 'responsible person' under the Environmental Protection and Enhancement Act.

3. Requested Amendment #3: Do not require one-side a Westmount Road to be rear-facing.

- Policy 2.5.2.1 (d) requires new development on properties on the north side of Westmount Road NW to **back onto the residential road** and front Kensington Road.
- This policy applies to nine residential blocks. At the rate of redevelopment and considering the number of newer housing stock, it will be many generations before this area is converted fully to properties facing Kensington Road. In the meantime, this area will be a mix-match of front-facing and rear-facing property along both Westmount Road and Kensington Road that will not serve anyone.
- This policy is disrespectful to the existing residential community and will have a negative impact on both property values and the strong sense-of-community for this area.
- Improved urban design along the southside of Kensington Road that incorporates part of the existing road right-of-way would create a better pedestrian environment without impacting the existing community.
- Respecting the historical neighbourhood layout is critical to maintaining this area's strong sense of community.



COMMENTS ON THE PUBLIC ENGAGEMENT PROCESS:

1. Substantial written and in-person feedback was not recorded and not considered in this Plan.

- Area residents attended the Open Houses and online events held during Phase 3 of this Plan, and submitted written comments that summarized key points. **This feedback was not captured in any way in the What We Heard Report or What We Did Report**, and both reports failed to capture the general sentiment of the Open Houses or online events. When asked about this, City Administration confirmed that the written feedback was not incorporated because one submission was received that was signed by many households. ***They considered this a petition and dismissed the substantial feedback from 18 households.*** For the Open House comments, we were told that they were grouped by category, but when we ask for them to show us where the general sentiments we communicated were listed, they were unable to do so. City Administration committed to following up with us on this issue, but never did.

BUILDING SCALE



URBAN FORM

