

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] Jacqueline

Last name [required] Hawkins

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] Mar 4, 2025

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

[required] - max 75 characters Proposed Riley Communities Local Plan Area (no agenda is on the link)

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)

We live in Briar Hill and bought in this neighborhood because of the nature of the housing here - single family dwellings, mostly small bungalows with lovely yards to enjoy the sunshine and outdoors. A beautiful treed single family homes community that we could feel and call home. The proposal to increase the number of stories allowed in our area is catastrophically wrong with what currently makes up our community. The apartment scales can cover most of the lot with limited set-backs, creating shadowing, privacy, parking and traffic issues while leaving little room for trees and nature. We enjoy our yards and the sun for our gardens and greenery. Some of the current large homes have already created issues such as I have raised and cannot believe council would think it appropriate to allow even larger. Please, pretty please, leave our neighborhood as was previously apparently agreed on the May 2024 Scale Map, even that is too much in our opinion, although at least it does lean to higher-activity streets.

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First name [required]	Kurt
Last name [required]	Winkler
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]	Mar 4, 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
Are you in favour or opposition of the issue? [required]	In favour

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favour of these changes to the community. I believe that the allowance for small local serving businesses, as well as more density will create a stronger and safer community.

Currently there are few places within Houndsfeild Heights, Briar Hill area that are designed to foster connection between the people in our neighbourhood. I believe that if 'small local-serving commercial' is allowed, more community gathering places will be created. This is a great thing for all residents in the area, not just for the people using these spaces, as it encourages our local residents to walk. If more people are walking, there will be a lower number of shady private locations that can make a neighbourhood feel less safe, which will be most impactful nearest to the c-train station. At the same time, the increase in foot traffic and local shops, may also decrease our communities reliance on driving, making for fewer loud cars driving down our quiet residential neighbourhood's streets.

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First name [required]	Geri
Last name [required]	Ramsay
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]	Mar 4, 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
Are you in favour or opposition of the issue? [required]	In opposition



ATTACHMENT_01_FILENAME Riley LAP-March 4 2025 meeting submission.pdf

ATTACHMENT_02_FILENAME

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

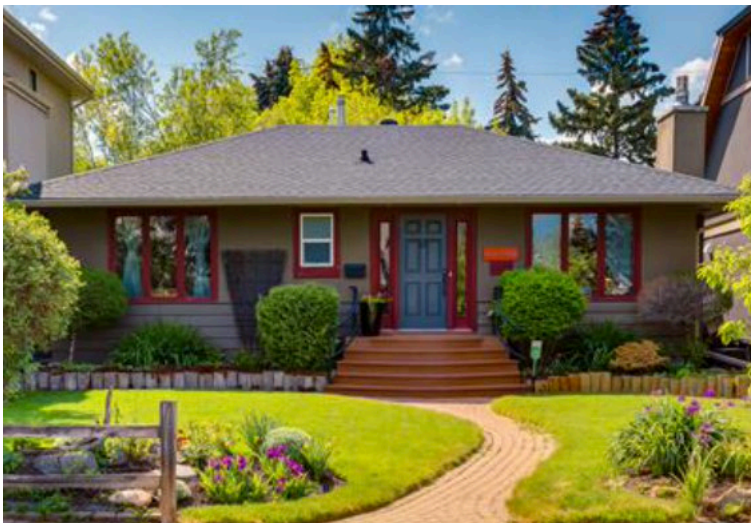


February 21, 2025

Dear Mayor and Councillors,

I am a writing to you as a constituent of Ward 7, a resident of Briar Hill and a homeowner concerned about the most recent proposed changes to the Riley LAP and Municipal Development Plan.

In June of 2023, I purchased my beautiful 1952 bungalow on 21a Street., just off 14th Ave., and was drawn in by the quiet tree-lined streets, well maintained homes and green spaces as well as by the easy walking distance to shops and Lions Park. Newly retired, I could easily see myself aging in place and was willing to pay the premium to do so in such a lovely neighbourhood.



I understood neighbourhoods evolve over time and there would be some change and densification but I could not have imagined such broad sweeping changes that would allow a six storey complex in a neighbourhood of bungalows.

When I first participated in the various engagement opportunities leading up to the blanket rezoning decision and during the development of the Riley LAP, I was primarily concerned about the scale of developments, the impact on the leafy streetscape as well as noise and traffic.



GERI RAMSAY

I attended three workshops in total and followed the relevant media with interest, reassured somewhat by repeated promises that context and character would be taken into account with each development application and that there were rules around numbers of trees and streetscapes.

But since those promises, there have been development applications that, through a lens of context and character, seemed clearly non-contextual and yet have moved forward - most recently, an application for a massive 12-plex on a beautiful street of bungalows.

In a recent statement to media regarding proposed changes to the Green Line, Mayor Gondek remarked that it is important to 'see the area in person and hear from - Calgarians', that the changes would alter the landscape, character and traffic flow. Well, I say Amen to all of that. Please come and take in the character of our community. Please take it into account and allow us to participate in the future of our neighbourhoods.

Our Community Association has made repeated attempts and given considerable effort to collaborating solutions that allow for reasonable densification while retaining community character. These seem to have gone unheeded.

Add to this and what seems an egregious breach is the proposed changes to the Municipal Development Plan that replace established context and character, promised during the engagement process, with that of 'future context'. I can only assume this means a context of Mayor and Councils' choosing, reached only after the character of a community has been irretrievably altered.

Faith in government depends on keeping promises. Mayor Gondek promised she has learned the lesson about listening. She and workshop facilitators promised the assessment of context and character would be primary considerations.

Please keep your promises and allow constituents a role in their community development. "Great cities are a collection of communities that have shaped the neighbourhoods they live in, boasting their own identity but always inherently linked to the overall experience and story of the city."

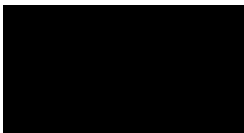


GERI RAMSAY

I want to know that community members have a real hand in shaping my neighbourhood. I would like to see the Riley LAP revised with the latest round of increased densification removed and considerations of current context and character retained in the Municipal Development Plan.



Sincerely,



Geri Ramsay

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First name [required]	Robyn
Last name [required]	Thomas
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]	Mar 4, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	I wish to comment on the Riley Local Area Plan
Are you in favour or opposition of the issue? [required]	In opposition



ATTACHMENT_01_FILENAME LocalAreaPlanBriarHounsfieldMarch42025.docx

ATTACHMENT_02_FILENAME

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

Robyn Thomas,
1,1760 8 Avenue NW,
Calgary, Alberta
T2N1C2

Calgary City Council – Public Hearing on Riley Local Area Plan. March 4, 2025

To Whom it May Concern,

I am writing to express my concern with the revisions that were made to the October 2024 Riley Local Area Plan. In January, a revised plan was circulated that contained many changes that were not provided for public information. This plan is to be discussed at the March 4, 2025 meeting.

I have several concerns with the January 8, 2025 plan.

The City has added to the Building Scale map areas of 12 stories and significant areas of 6 and 4 story condominiums. These new scales can cover most of the limited set-backs and create shadowing, privacy, parking, traffic and infrastructure issues.

The January 8, 2025 map shows the addition of 6 and 4 stories in Briar Hill north of 14th Avenue and 6 stories on 19th and 18A streets. It shows 4 stories north of 11 and 12 Avenue and especially concerning, 12 stories at 19th street and 13th Avenue and between 14 and 15 Street. There is extremely limited access in this area and it is steep. What are the planners thinking? It is so inappropriate.

There are so many changes made to the map including H-GO being applied to about half of the community and Neighborhood Flex that allows a broader range of commercial than was allowed in Lions Park Plaza and Highlander Plaza.

I believe the City of Calgary planners should return to the Riley LAP draft plan presented to Council in October 2024. Additionally, the North Hill Center plan must maintain indoor access between residential towers and shopping and plan for well-designed semi-detached homes to blend in and maintain the proportions of the surrounding homes in the neighborhood. As well, developers must honor restrictive covenants that were in place on properties when the developers purchased the properties.

Planning MUST follow direction provided in upper -level plans such as the Municipal Development Plan and the Transit Oriented Development guidelines. The Municipal Development plan states development should “ensure infill developments complement the established character of the area and does not create dramatic contrasts in the physical development pattern.”

The January 8, 2025 map does not recognize the existing low-density residential nature or provide moderate intensification in a form and nature that respects the scale and character of the neighborhood.

Sincerely,

Robyn Thomas

1, 1760 8 Avenue NW,

Calgary, Alberta

T2N 1C2

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First name [required]Lori

Last name [required]Ell

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]Mar 4, 2025

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

[required] - max 75 charactersDecember 2024 Proposed Riley 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 am writing to formally express my strong opposition to the December 2024 Riley Local Area Plan (LAP). This version of the plan represents a substantial departure from the May 2024 plan, which was developed through meaningful community engagement. The recent changes were made without robust consultation, despite their significant impact on our neighborhood.

The current LAP introduces large-scale developments, including 12-storey and wide-spread 6-storey buildings. These changes will create serious issues, including excessive shadowing, loss of privacy for existing residents, increased parking and traffic congestion, and strain on already limited community infrastructure such as schools, utilities, and other essential amenities. This plan will also result in the loss of mature trees, green space, and personal gardens, which contribute to the environmental and aesthetic value of our community.

While some multi-family housing along major roadways, such as 19th Street, is understandable due to access to transit and roadways, converting major blocks of land into 6- and 12-storey buildings within the community will drastically increase congestion and alter the way residents interact within our community.

Additionally, the new plan does not align with key city planning principles. The Municipal Development Plan (MDP) explicitly states that new development should respect existing stable communities and complement their established character—principles that this proposal disregards. Likewise, the plan contradicts the city's Transit-Oriented Development (TOD) guidelines, which emphasize well-integrated growth that enhances, rather than disrupts, existing neighborhoods. The scale and density being imposed are not in harmony with the community's current fabric and will fundamentally alter its character.

Another concerning aspect of the plan is its targeting of areas with older bungalows. These homes provide an essential form of naturally occurring affordable housing for families who wish to live in our community. The balance of bungalows alongside newer estate-style homes has contributed to a diverse and stable neighbourhood, which this plan threatens to disrupt.

Given these significant concerns, I strongly urge you not to approve the December 2024 Riley Local Area Plan and instead revert to the May 2024 version, which was developed with community input and maintains a more balanced approach to growth and development.

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First name [required]	Ojay
Last name [required]	Platt
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 Community Development
Date of meeting [required]	Mar 4, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Hounsfield Heights- Briar Hill Riley 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)

The changes from the May 2024 to the December 2024 plan are significantly different. Without consultant the area for increased density plus the number of stories for each area has also increased dramiltiucy. In most cases it is double. For example along 14th St it went from 1 block with a 4 stories limit to 2 blocks at 12 stories limit. Another example is along 16th Ave where it went from no changes to adding 4 blocks with increasing the height to 6 stories. This is unacceptable and seems to be how the city wants to conduct consultation. The consultations requirements are just treated like a check box and there really is no consideration to how current resident concerns are viewed

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First name [required]	Rose-Mary
Last name [required]	Damiani
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]	Mar 4, 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
Are you in favour or opposition of the issue? [required]	In favour



ATTACHMENT_01_FILENAME Letter of Support Riley Park LAP- Anthem Properties.pdf

ATTACHMENT_02_FILENAME

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



February 14, 2025

Dear Council,

Subject: Riley Communities Local Area Plan

Anthem Properties Group actively participated in the Local Area Plan (LAP) process by attending both public and industry engagement sessions. We are writing to express our support for the adoption of the Riley Communities Local Area Plan.

Administration has built upon Municipal Development Plan policy directing residential and commercial growth to corridors, activity centres and comprehensive areas in the plan communities which will support a range of residents and businesses now and through long-term redevelopment. The plan proposes a balanced approach to support retention of small-scale homes while thoughtfully addressing built form to integrate varied development types within the existing neighborhood. Increased housing types and choice can support existing community residents as their needs change as well as welcomes new residents to the communities.

The Riley Communities Local Area Plan benefitted from a robust public engagement process. There were numerous opportunities for interested parties to interact with the project team to discuss the plan's direction, offer feedback and review plan changes throughout plan development.

The proposed LAP respects the distinct characteristics and amenities that make up the Riley Communities in planning for appropriate long-term growth and change through the proposed planning policy.

Sincerely,



Rose-Mary Damiani
Director, Development

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First name [required]	Kaley
Last name [required]	Beisiegel
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]	Council
Date of meeting [required]	Mar 4, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	RILEY PARK LAP
Are you in favour or opposition of the issue? [required]	In opposition



ATTACHMENT_01_FILENAME Riley Park LAP Presentation.pdf

ATTACHMENT_02_FILENAME Resident Riley Park LAP Comments.pdf

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

ASK: Make amendments to current recommendations along 19 St. NW, specifically between 2nd and 6th Ave, before the Riley Park Plan is approved

The Current Dilemma: The Riley Park Plan fails to provide specific development directions or guidelines for future development along the unique stretch on the east side of 19 St. NW, specifically between 2nd and 6th Ave that borders 18 A St. Currently, in the proposed plan, this stretch is defined as “Community Connector / Community Corridor that can allow for low-modified scale mixed-use buildings that can be up to 4 stories in height. From all the other areas in the Riley Park plan that would allow mixed-use buildings up to 4 stories, this stretch of land has the following distinctive characteristics that have yet to be addressed by the Riley Park Plan;

- There is no back lane between the limited-scale/neighbourhood local residential developments (along 18 A) that would border potential new developments that the Plan proposes can reach 4 stories.
- These lots are shallower than the typical 120' by 50' lots (This compounds the problem of no back lane)
- This stretch is home to “Dairy Lane” (the walkway just north of 2nd Ave NW that connects 18A St NW and 19th St NW, which is a favourite of Queen Elizabeth students commuting to/from school).
- There are three highly frequented crosswalks on 19th between 2nd Ave NW and 6th Ave NW, and the east 19th St sidewalk that become less visible to traffic from road blockades created by garbage dumpsters waiting for collection and temporarily parked delivery vehicles along the east side of 19 th St.

These unique characteristics and corresponding recommended policy and direction of this stretch provide unique challenges that are in direct conflict with the priorities of the Riley Park LAP; Safe and Accessible Communities, Moving to and through the Riley Communities, and Climate Resistance.

- Commercial vehicles and parking access must access from the street cutting across a Bike Lane and sidewalk to make deliveries. (Compounding high-density residential with commercial mixed-use in this area means exponentially multiplying the number of vehicles that will have to cut across a bike land and sidewalk decreasing pedestrian and cyclist safety and experience
- Garbage pick-up/disposal access, emergency or service vehicle access (Enmax powerline between 19th and 18A St.). This would have to be from the front of the building, causing safety concerns for pedestrians, cyclists, students and others accessing Dairy Lane, and potential new residents of the building (This increased traffic would all have to cross the sidewalk and bike lane to access this building, as there is no back lane access)
- Shadowing, massing and setback challenges impacting neighbouring residents' access to sunlight and offsetting their benefit from recently installed solar panels to align with the City's Energy transition priorities.

Negative Results if the current draft is proposed:

- Developers applying to leapfrog zoning for inappropriate land use that would negatively impact the Riley Park Plan's intention and lack consideration of neighbouring residential properties and existing neighbourhood character.
- A drain on City Planners, Community Associations, Developers, Councillor and (residents) constituents' time and resources to; debate these applications, interpret policy, revise applications and reapply with a more suitable change in land use application
- Potential for development applications to go through that negatively impact the integrity, value and character of the community for which the Riley Park LAP is trying to uphold and advance

Recommendation for Solution:

- Review the unique characteristics of this stretch of land in the Riley Park Plan in collaboration with residents.
- Provide clear policy and direction for developers so they can tailor their applications for suitable land use that fits with the vision of the Riley Park LAP, as opposed to submitting plans that maximize footprint and scale parameters currently laid out in the Riley Park LAP which are vague and open to interpretation of file managers and developers.
- Consider re-classifying this area as Neighborhood local or provide specific and clear instructions for this parcel that allow for a limited building scale of up to three stories, still allowing for housing densification and home-based business / live-work units.
- Do not approve the current draft of the Riley Park LAP until amendments have been made to address the above concerns.

Outcome:

- Development applications that support the vision of the Riley Park LAP
- Development applications residents can get excited about!
- Appropriate land-use applications that increase densification while upholding the integrity, value and character of neighbouring properties and the Riley Park LAP, such as R-CG and MCG, as opposed to the potential for MU1 applications or higher that continue to get applied for, denied, and have to reapply
- A maximum of 3 stories should be limited at this location given the proximity to small-scale residential properties that will share a property line, especially since there is no back lane.
- Time and resources of all members of the process are saved by providing clarity at the onset of projects, rather than leaving them open for interpretation and debate.

RILEY PARK LAP

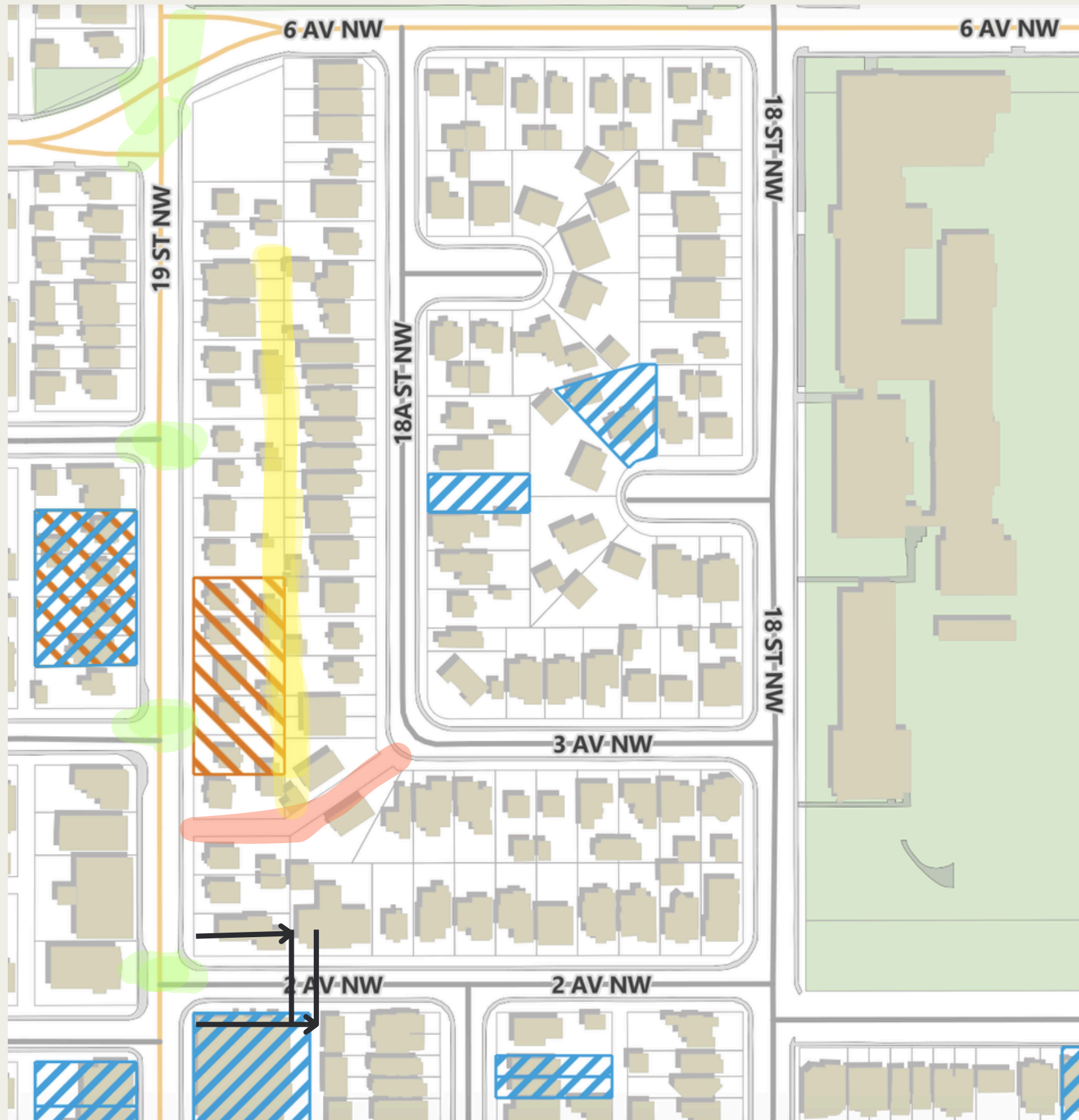
RESIDENT RECOMMENDATIONS

ASK: Make amendments to current Riley Park LAP regarding recommendations for development along 19 St. NW, between 2nd and 6th Ave, before the plan is approved

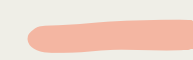
CURRENT DILEMMA

- The Riley Park Plan fails to provide specific development directions or guidelines for future development along the unique stretch on the east side of 19 St. NW (specifically between 2nd and 6th Ave that borders 18 A St. NW) that would be appropriate for this area.

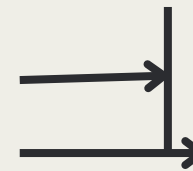
UNIQUE CHARACTERISTICS MAP- 2ND - 6TH AVE, 19 ST. NW



LEGEND



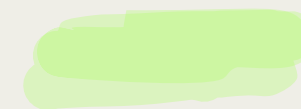
Dairy Lane



Shallow Lots

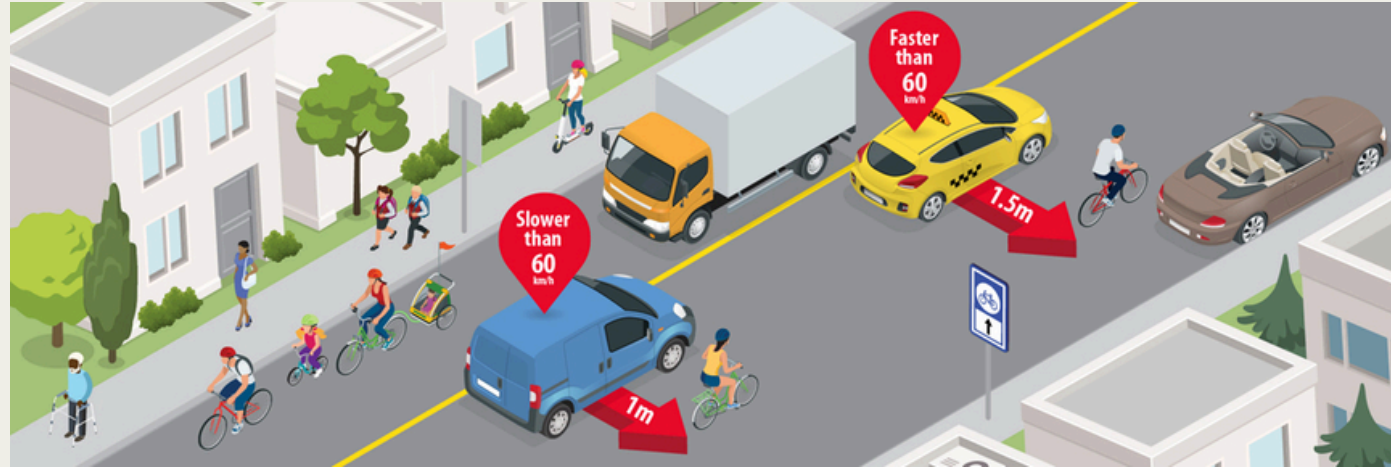


No back lane to seperate preproperties
Presence of above-ground powerline



Intersections and Crosswalks

CHALLENGES WITH THE CURRENT DEVELOPMENT DIRECTION



Street Access ONLY

Commercial vehicles and parking access must access from the street cutting across a bike Lane and sidewalk to make deliveries. (Compounding high-density residential with commercial mixed-use in this area means exponentially multiplying the number of vehicles that will have to cut across a bike land and sidewalk decreasing pedestrian and cyclist safety and experience

Commercial Servicing

Garbage pick-up/disposal, emergency and service vehicle (such as Enmax to reach powerline between 19 St and 18 A St) access challenges. These vehicles would have to access the property from the street, causing safety concerns for pedestrians, cyclists, students and new residents of the building. (Traffic would have to cross the sidewalk and bike lane to access this building, as there is no back lane access).

Setback Challenges

Shadowing, massing and setback challenges impacting neighbouring residents' access to sunlight and offsetting their benefit from recently installed solar panels to align with the City's Energy transition priorities. This picture was taken at 3 pm on Feb. 23. The completely shaded Street would be where properties located to the NE of potential new developments between 2nd and 6th Ave would be located, submerged in darkness.

NEGATIVE IMPACTS

- Inappropriate land use applications for the area
- Drain time and resources of all parties involved
- Developments that don't serve the intention and priorities of the Riley Park LAP

RECOMMENDATIONS FOR SOLUTION:

- Review the unique characteristics of this parcel with residents
- Provide clear development recommendations appropriate and specific to this stretch of 19 St. NW. (Potentially amend to neighbourhood local, or add limit the size/scale of home-based businesses to three stories on that stretch
- Do not approve the current draft of the Riley Park LAP until amendments are made

DESIRED OUTCOME

- Support Developers and Residents
- Appropriate land-use applications for this area
- Restricting building massing and usage that would negatively impact neighbouring properties, and pedestrian and cyclist experience and safety
- Save time and resources through clarity from the onset of the development and land-use application process

Thank you!

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

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First name [required]	Dyna
Last name [required]	Tuytel
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]	Mar 4, 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 - Heritage Guideline Area
Are you in favour or opposition of the issue? [required]	In favour

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am strongly in favour of the Heritage Guideline Area for the Riley Communities Local Area Plan. The main reason I chose my neighbourhood over other inner city neighbourhoods was the heritage character, and this Guideline offers a way to preserve this character while also accommodating new housing and density. My brief reasons for supporting the four elements of the Guideline are as follows:

1) Site and landscape design: Setbacks that match neighbouring properties are respectful and ensure everyone can enjoy their front verandahs and yards, which has social benefits (see item 3). Trees are an important part of the neighbourhood and have practical benefits like shade in summer.

2) Roofs and massing: Pitched roofs and thoughtful massing as described in the Guideline will allow for better integration of new homes with the smaller old houses and make them feel less imposing.

3) Front projections: The verandahs are one of the best things about this area because they help us see and interact with our neighbours regularly and develop a sense of community. Infills with hostile-feeling vertical walls facing the street take away from this.

4) Windows, materials, details: Discouraging floor to ceiling windows enhances privacy on both sides, so the residents and their neighbours don't have to cover their windows all the time. I also love the thoughtfulness of putting any masonry elements where they logically belong, lower on a house.

Overall, the Guideline will help make new development more thoughtful for current and new residents, without restricting new development.

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First name [required]

Julien

Last name [required]

Doucette Preville

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]

Mar 4, 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

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

In favour

ATTACHMENT_01_FILENAME

Riley LAP - HSPC Letter to Council.pdf

ATTACHMENT_02_FILENAME

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

See attached letter from the Hillhurst-Sunnyside Planning Committee with regards to the Riley LAP.



February 24, 2025

Council Chamber
Municipal Complex
800 Macleod Trail S.E.
Calgary, AB T2G 2M3

Public Submission to City Clerk's Office

RE: Riley Local Area Plan

Dear Members of Council,

The Hillhurst Sunnyside Planning Committee (HSPC) would like to thank you for the opportunity to provide commentary on the Riley LAP. The HSPC welcomes the Riley Local Area Plan as a continuation of the redevelopment and densification that has occurred in our communities over the last 37 years under the guidelines of the 1988 and 2009 Area Redevelopment Plans and the 2009 Transit Oriented Development Plan.

We would like to draw the Council's attention to two areas where minor modifications to the Riley Local Area Plan will help maintain the community amenities and ambience which continue to attract additional residents to the area. Addressing these matters will not compromise the overall objectives of the Local Area Plan and will help ensure the continued success of our communities' ongoing densification.

Mobility

The HSPC appreciates the Riley LAP planners' focus on mobility choices. Continued support for the creation of a well-connected mobility network within the Riley Area will significantly contribute to resident's quality of life. Considerable investment in pedestrian, cycling and transit infrastructure may provide solutions to current mobility stresses and allow for the continued expansion of a network that supports 5A principles. Without careful consideration for mobility choice, increased density will further vehicle congestion within the community. In keeping with this modal shift, we support Policy 2.8.4, which emphasizes flexibility in parking requirements for certain developments. This vision is future-facing and considers the long-term viability of mobility within the Plan's area.

On a similar theme, we are encouraged by the inclusion of a future pedestrian and cycling link between the SAIT/AUA LRT station and the planned Riley Park Village (Grace Hospital site). This urban village, located well within the SAIT/AUA LRT TOD, includes a healthcare institution that necessitates the pedestrian connector be designed for accessibility in all weather conditions to accommodate persons with physical disabilities. We also support the plan's multi-modal improvements for main streets and arterials; a focus on a healthier modal share and better access to the Bow River, Sunalta LRT Station, and a future West BRT line will greatly benefit the Riley communities and Calgary as whole.

The HSPC has concerns regarding mobility issues and design requirements for existing narrow lanes located between Neighbourhood Commercial/Neighbourhood Flex urban forms and the Neighbourhood Local urban form throughout Hillhurst/Sunnyside. Most of these lanes are 4.57m wide. These narrow commercial/residential lanes currently create vehicle/vehicle and vehicle/pedestrian congestion and conflict, which will intensify as new developments are built. There is potential to mitigate this conflict through the inclusion and consideration of laneways within section 2.8.5 of the Riley LAP. Increased density will necessitate development of these lanes and enable the tax base to support these improvements.

On November 17, 2014, City Council approved design requirements for the T-shaped 4.57m lane between 10th and 10A Streets, south of 3rd Ave. (TT2014-0812). Similar design requirements should be implemented for Neighbourhood Commercial/Neighbourhood Flex urban forms that abut the Neighbourhood Local urban form throughout Hillhurst/Sunnyside.

Heritage

The HSPC supports the Riley Communities Heritage Guidelines and anticipates their implementation. However, we have several important considerations moving forward.

The HSPC Heritage sub-committee has worked with The City, Developers, and the Community over the last decade to fundraise and implement numerous successful projects through extensive volunteer effort. Upon passage of the Heritage Guidelines, the HSPC Heritage Subcommittee will require support from The City Heritage Planning section to ensure the success of the Direct Control Heritage Area.

We request an annual review of the Heritage Guidelines post-implementation to evaluate their effectiveness in preserving our neighbourhood's heritage character. Additionally, the current Heritage Guidelines, which define heritage buildings as those built in 1945 or

earlier, apply only to Hillhurst-Sunnyside. Important heritage assets such as the 'Victory' War homes and Mid-Century Modern buildings have been excluded, with minimal incentive for preservation. We advocate for expanding these guidelines to include later-designed buildings with historical significance to Calgary's development.

Riley Park, designated as a Municipal Heritage Resource in 2021, serves as a valued recreation space for all Calgarians. While we acknowledge the need for density near this transit-adjacent facility, there are some concerns about the shadow impact of proposed 12-storey buildings along the park's south side. These shadows affect the park year-round, with winter conditions creating accessibility challenges through ice accumulation, as evidenced by existing issues behind the 6-story building south of the park.

The Riley Plan (Policy 2.2.3.2 d.& e.) states that "Parks and Open Space areas should be designed to: i. provide access to both sunlight and shade"; and " Parks and Open Space areas should support: i. opportunities for activities for people in all seasons". The Riley area is densifying, and we cannot expand our parks and open spaces. We need to make the best use of existing land resources to support the opportunity for all ages and abilities to have an active lifestyle and meet the mental and physical health needs of the future and current aging residents for all seasons in Calgary.

Concluding Comments

The Riley LAP leaves room for significant future densification through increases in building scale heights. The HSPC welcomes new homes and residents while anticipating the City of Calgary's commitment to improving and maintaining community amenities. A sense of place is an integral element to the communities of Hillhurst-Sunnyside and we believe these modest modifications to the Riley LAP will help maintain that for all residents, present and future. We look forward to working with the City of Calgary to ensure that the Riley LAP is implemented in a manner that positively contributes to the community.

Sincerely,

Hillhurst-Sunnyside Planning Committee
Hillhurst-Sunnyside Community Association

CC: Executive, Hillhurst Sunnyside Planning Committee
Julien Doucette-Preville, Community Planning Coordinator, HSCA
Ward 7 Councillor's Office

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First name [required] Andrew

Last name [required] Graham

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] Mar 4, 2025

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

[required] - max 75 characters Proposed amendments to Land Use Bylaw 1P2007

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 do not support this proposed amendment. I would ask the City Council to reject the proposal for the following reasons: 1. To not allow Contextual Single Detached Dwelling in these Heritage area is non-sensical as this type of dwelling is the predominant form of housing in this area. Please note the examples of Heritage properties provided in the Heritage Guidelines are Single Detached Dwellings. 2. I personally feel to not permit this form of housing is gross overreach by City Council. The City can certainly encourage and permit greater density dwellings but to not permit Single Dwellings is far too prescriptive and intrusive upon the rights of the property owner.

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First name [required]	Monica
Last name [required]	Hess
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]	Mar 4, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Potential changes ot the Land Use Bylaw - Heritage Guidelines Areas
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 am concerned about the overreach of the totality of this proposal. While the recognition and discussion of Heritage homes is of interest and supported, the change to only have single homes and such as discretionary use should not proceed. This change does not in fact support the heritage nature of the community.

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First name [required]	Rick
Last name [required]	Grol
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]	Council
Date of meeting [required]	Mar 4, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Item 17 - IP2025-0009 Riley Communities LAP
Are you in favour or opposition of the issue? [required]	In opposition



ATTACHMENT_01_FILENAME Letter Council LAP CLD Developments.pdf

ATTACHMENT_02_FILENAME

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

See attached letter

H. J. (Rick) Grol, LLB, LLM
315A 39 Avenue SE
Calgary, AB T2G 1X5
T: 403-922-8269
E: [REDACTED]

February 24, 2025

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station M
Calgary, AB T2P 2M5

Dear Mayor and Members of Council,

RE: Public Hearing March 4, 2025 – Item 17

IP2025-0009

**ADOPT THE RILEY COMMUNITIES LOCAL AREA PLAN, REPEAL THE EXISTING
HILHURST/SUNNYSIDE AREA REDEVELOPMENT PLAN AND
HOUNSFIEHEIGHTS/BRIAR HILL AREA REDEVELOPMENT PLAN
BYLAW 25P2025**

IP2025-0009

**AMENDMENT TO THE LAND USE BYLAW (1P2007)
BYLAW 26P2025**

With respect to the above matter, I have been retained by CLD Development Ltd. CLD Development Ltd., is the Registered Owner of the properties 111, 115 & 117 7 Street NW and 809 & 811 1 Avenue NW in the community of Sunnyside. [Appendix A] The five properties, which contain residential older homes, are contiguous. In the proposed Riley Communities Local Area Plan (LAP) the subject properties are included in the designated Heritage Guidelines Areas, as identified in the associated LAP Maps.

CLD only became aware of this designation as a result of the City's notification letter of February 20, 2025, as CLD is not an experienced developer.

CLD is strongly opposed to the inclusions of their properties in the Heritage Guidelines Areas Maps of the LAP and the proposed Land Use Bylaw amendments. CLD respectfully request that the properties be removed from the Heritage Guidelines Areas Map (Map 5) and the associated Maps of the proposed Land Use Bylaw amendment.

The subject homes are in mediocre condition and were bought by our company for the purpose of future redevelopment (multi-family development). All CLD's five properties are situated within the TOD Area of the LRT Station.

It is important to note that the 800 block contains three apartment buildings (one 3-storey building and two 2.5-storey building). Furthermore, new redevelopment on one larger parcel (multi-units in three buildings) has occurred mid-block between the apartment buildings. Besides CLD's properties there are only 4 lots remaining that to some degrees are a heritage asset. Please note that none of the properties on the block have heritage designation under municipal or provincial designation.

On October 29, 2024, from IP2024-09338 Council gave unanimous direction to prioritize greater density around TOD sites within the Riley Communities LAP. In furtherance with the implementation of *Home is Here; The City of Calgary's Housing Strategy* CLD believes that the opportunity exists to densify future development on their properties so as to increase the supply of housing to meet the demand and increase affordability. From a planning and transportation perspective, densification on the subject properties would align with the objectives of the Municipal Development Plan (MDP) and applicable city policies.

Consequently, CLD respectfully requests that (a) their properties be deleted from the Heritage Guidelines Areas Maps of the LAP (Map 5) and of the Land Use Bylaw; and (b) the properties be designated in the LAP as "Neighbourhood Connector" (Map 3) and "Building Scale Low" (Map 4 - up to 6 storeys). In CLD's opinion this would align with Council's direction from IP2024-09338.

Thank you for considering this matter.

Sincerely,



Rick Grol, Agent for CLD Development Ltd.

Encl.: Attachment A

Cc: Client
Terry Wong, Councillor Ward 7
Debra Hamilton, General Manager Planning & Development Services
Teresa Goldstein, Director Community Planning
Fraser McLeod & Fazeel Elahi, Riley LAP Team
Heritage Calgary

Appendix A



★ Subject Properties

LAP Map 3 – Urban Form



Subject 5 parcels

LAP Map 5 – Heritage Guideline Areas



Subject 5 parcels

Heritage Guidelines Area – Section Map 21C Land Use Bylaw



Subject 5 parcels

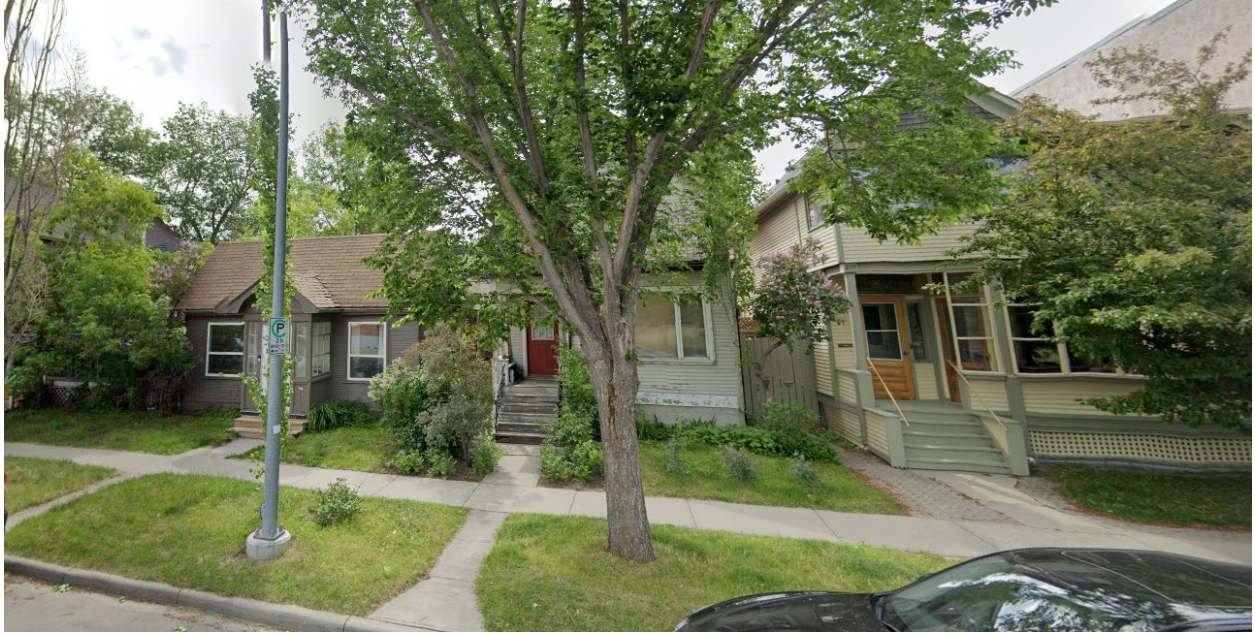
Appendix B – Context Photos



View from 7 Street NW (3 lots)



809 & 811 1 Avenue NW (2 lots)



813 – 819 1 Avenue NW



Appartment Building 823 1 Avenue NW



827 1 Avenue (multi-unit redevelopment with 2 front buildings and 1 building in the rear with courtyard)



Apartment buildings at the west end of the 800 block



View to the west from intersection 7 Street & 1 Avenue NW – subject properties to the left