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**HOUNSFIELD HEIGHTS – BRIAR HILL
COMMUNITY ASSOCIATION**
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March 4, 2025 Speech to City Council – re proposed Riley Local Area Plan

My name is Andrew Newson, and I am a member of the Hounsfield Heights – Briar Hill Community Association, I have lived in the area covered by the Riley LAP for over 45 years.

My community has been engaging in the Riley Local Area Plan process in good faith for well over two years now, with the aim of adding density whilst maintaining our community character and cohesion.

I do support modest well-planned densification following the Municipal Development Plan and Transit Oriented Development principles. 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”, and the TOD says “Each station exists in a particular community context. Development should complement the existing development and help to enhance the local character”.

I support the community presentation, at the October IPC hearing, “that areas of 6 storeys beside the core areas of our community” was too much contrast. I was shocked to hear from Councilor Wong that we are now heading for 12 story development. Based on proposals from people outside of the community.

In addition, I was even more shocked to hear that city hall was proposing an additional greatly expand 6 and 4 storey apartments and H-GO areas over half of our community. These dramatic changes were drawn up without further engagement by city hall with our community.

I also supported the BHHH community’s suggestion that in the common case of a developer wanting to put two narrower dwellings where there is now one, we strongly prefer well designed semi-detached built forms.

The resulting Riley Local Area Plan now proposed does not follow the MDP and TOD statute concepts of context at all. At January’s IPC, developers gave speeches on how they were now pleased with the plan, and admitted the city had consulted with them, yet we in the Community Associations were not consulted.

I do support change and densification within the city but not at any costs. This is a stable family neighborhood with good schools and a strong community association because of the many residents who have lived in the neighborhood and brought up their families here. There must be a better compromise available to

our community rather than the present "take it or leave it" attitude of city hall towards Tower Block Densification.

I also support Beth (Elizabeth Atkinson), As the HHBH Director of Land Use, she has been a strong and tireless advocate for our community.

Thank you.

Andrew C Newson 1927 10th av NW Calgary, Alberta, T2N 1G4