

Palaschuk, Jordan

From: Oosterhuis, Jessica on behalf of City Clerk
Sent: Monday, December 03, 2018 3:47 PM
To: Public Submissions
Subject: FW: Developed Areas Guidebook | Amendment to Policy 9.2.3 (b) (ii)
Attachments: 2018-12-03 HSCA Letter re DAG Amendment.pdf

From: Hillhurst Sunnyside Planning Committee [mailto:planning@hsca.ca]
Sent: Monday, December 03, 2018 10:37 AM
To: City Clerk
Cc: Robert McKercher ; 'Decker Butzner' ; 'Adam Martineau' ; Jennifer Miller, FCC ; Ben Morin ; Leslie Evans ; CAWard7 - Dale Calkins ; Farrell, Druh
Subject: [EXT] Developed Areas Guidebook | Amendment to Policy 9.2.3 (b) (ii)

Dear City Clerk,

Please find our submission attached for its inclusion into the December 10, 2018 Public Hearing of City Council.

Thank you,

Hillhurst Sunnyside Planning Committee
Hillhurst Sunnyside Community Association
1320 5 Avenue NW, Calgary, AB T2N 0S2
403-283-0554 ext 229 | Direct: 587-390-6504
www.hsca.ca | [HSCA Community Planning Network](#)
Connect online: [Facebook](#), [blog](#) or [Sign-up for our e-newsletter](#)



To preserve and enhance a healthy and vibrant quality of life for the residents of Hillhurst Sunnyside

This message is intended for the above-named recipient. If you have received this message in error, please contact the sender immediately.



December 3, 2018

Office of the Councillors,
800 MacLeod Tr. SE
Calgary, AB T2P 2M5

Delivered via email to: cityclerk@calgary.ca

RE: Developed Areas Guidebook | Amendment to Policy 9.2.3 (b) (ii)

Honourable Mayor Nenshi and Members of Council,

It has come to our attention that a proposed amendment to Section 9.2.3 (b) (ii) of the Developed Areas Guidebook is going forward for City Council's consideration on December 10, 2018. This amendment signifies that the DAG would take precedence where there is conflict with a Local Area Plan.

This amendment has wide reaching impacts to developed area communities in that it changes the way conflicts between a LAPs (such as ARPs) and the Guidebook are handled from one where priority is given to LAP policies, to one where priority is given to Guidebook policies. We previously understood that the DAG would only apply to LAPs if the LAP specifically states that the DAG applies.

We are strongly concerned about this proposed change by City Administration as it will result in the erosion of local area policies by broad reaching policy objectives outlined in the Guidebook. LAPs are an individual community policy that should be protected within the framework of the Guidebook as they are now, but where conflict arises, the LAP should be deferred to for the localized and specific information they contain on policy objectives for individual communities.

Every community within the developed areas of the City of Calgary is different, and has different needs when it comes to policy. The Developed Areas Guidebook is designed to be a high level policy "start point" for developers and communities to look to for first level policy direction, LAPs are "drill down" policy from the Guidebook, and outline specific community policy within that framework. As such, LAPs should always be deferred to in the event of conflict between the two Statutory Documents.

We are concerned that opening all localized community policy objectives to interpretation will also increase uncertainty in the review of development applications; clear understanding of policy would greatly benefit both communities and applicants. We believe further engagement should be sought before this amendment moves forward, so all stakeholders can better understand its effects.

Thank you,

Hillhurst Sunnyside Planning Committee
Hillhurst Sunnyside Community Association

Cc: Robert McKercher, Chair, Hillhurst Sunnyside Planning Committee & Vice Chair, HSCA
Members, Hillhurst Sunnyside Planning Committee
Lisa Chong, Community Planning Coordinator, Hillhurst Sunnyside Community Association
Jennifer Miller and Ben Morin, Urban Planners, Federation of Calgary Communities
Leslie Evans, Executive Director, Federation of Calgary Communities
Dale Calkins, Senior Policy & Planning Advisor, Ward 7 Councillor's Office
Ward 7 Councillor, Druh Farrell

Palaschuk, Jordan

From: Muir, Althea K. on behalf of City Clerk
Sent: Friday, November 30, 2018 10:05 AM
To: Council Clerk
Subject: FW: Federation of Calgary Communities letter regarding the Developed Areas Guidebook
Attachments: DAG Letter to Council from Federation of Calgary Communities November 2018.pdf

From: Jennifer Miller [mailto:engageinplanning@calgarycommunities.com]
Sent: Thursday, November 29, 2018 12:24 PM
To: City Clerk
Cc: Ben Morin ; Leslie Evans ; Roy Wright
Subject: [EXT] Federation of Calgary Communities letter regarding the Developed Areas Guidebook

Hello,

Please find attached the Federation of Calgary Communities letter regarding the Developed Areas Guidebook.

This item is to go before Council on December 10th, 2018.

Please reply to let me know that this attachment has been received and will be distributed to Council in their Agenda.

Thank you,

Jennifer Miller



Jennifer Miller
Urban Planner
(403) 244-4111 ext. 210
Federation of Calgary Communities
110, 720 - 28 Street NE Calgary, AB T2A 6R3
calgarycommunities.com



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November 28, 2018
Calgary City Council

Re: Developed Areas Guidebook (DAG) Updates

The Federation of Calgary Communities is the support organization for over 230 community based non-profit organizations, including 151 community associations. We advocate for and assist community associations in navigating Calgary's planning process. As a partner organization of the City of Calgary, we work to liaise between communities and Administration. In the case of the DAG, more engagement and piloting must be completed and reported on before these high-level policy changes take effect.

The Federation specifically has concerns about Amendment to policy 9.2.3 (b) (ii) to ensure that the Guidebook takes precedence. Previous versions of the guidebook have stated that Local Area Plans (LAPs) take precedence.

The DAG was originally introduced as a guidebook, and not as an authoritative document at the top of our planning hierarchy. The word guidebook indicates flexibility, while a statutory document at the level of the Municipal Development Plan indicates that the DAG will take precedence in the case of discrepancy.

Enabling language in the DAG must allow Local Area Plans to prevail. In the absence of updated LAPs, higher level policy documents have been used as a blunt tool. It is important that the unique aspects of Bridgeland, Inglewood and Hillhurst Sunnyside, for example, are retained and enhanced through robust LAPs.

There are currently conflicts between recently updated LAPs and the DAG. For example, page 49 of the Proposed International Avenue Area Redevelopment Plan (ARP) states, "[w]here policies within the Developed Areas Guidebook and this policy plan are different, the difference is intentional and not an inconsistency because policy has been tailored to the International Avenue ARP". The amendment before Council to ensure that the guidebook takes precedence will create confusion and conflict among planners, developers and community members.

The DAG represents developed-areas wide density increases which must be prefaced by hearty public engagement. The changes being proposed are not at all understood by communities. People first need to understand what the DAG is proposing and exactly where it is being proposed. Communities must be given opportunity to provide educated input on both the overall vision as well as the specific aspects which will affect their community. In terms of how the proposed updates will manifest on the ground, alignment between the DAG, LAPs and Land Use Bylaw should be proven and reported back on before such broad changes take effect.

Sincerely,

Jennifer Miller
Urban Planner

Ben Morin
Urban Planner

T 403.244.4111
F 403.244.4129
E fcc@calgarycommunities.com

calgarycommunities.com

