

The City of Calgary  
Office of the Councillors  
P.O. Box 2100, Station M  
Calgary, AB, Canada T2P 2M5

May 21, 2021

**SIGNATURES UPDATED ON JUNE 14, 2021**

**SIGNATURES UPDATED ON JUNE 20, 2021**

His Worship Mayor Nenshi and Members of Council,

**Re: NORTH HILL COMMUNITIES LOCAL AREA PLAN**

We respectfully request that the Mayor and Council **delay the date of June 21<sup>st</sup>, 2021 for the North Hill Communities Local Area Plan (NHCLAP) approval and instruct Administration to consult with the nine communities involved.** For this plan to be successful we feel it is imperative that the City facilitate and demonstrate significant awareness, participation, and support of affected citizens.

The first completed draft of the NHCLAP was introduced to the public on February 24, 2020. Two more revisions will be completed by June 1<sup>st</sup>, 2021. \* **The nine communities the NHCLAP is intended to serve have not been consulted on the subsequent versions.** The June 1<sup>st</sup>, 2021 revisions will include policies drawn from the Guidebook for Great Communities (now the Guide for Local Area Plans) including 62 further amendments. **This Guide was accepted as a “for information” guide for Administration to use and was not approved by Council by resolution or bylaw,** and saw formidable public concern as expressed during the Public Hearing March 22-24<sup>th</sup>.

Community Associations and individual residents have never been provided with adequate time to review one of the “finished” versions of the NHCLAP. All feedback has been controlled by the City engagement practices. The public has only been able to see the “finished” plan(s) fleetingly before deadlines to submit to Special Policy Committee (SPC) or Council have arrived, and no Community Association or resident will have seen this latest version until it is released by June 1, 2021. Instead of complete conversations amongst residents, Community Associations, and City staff on the proposed drafts, we have been continually faced with the choice to either oppose or support.

We ask again that the Mayor and Council take the time to listen to resident requests and direct Administration to undergo the following: ensure residents are informed of the plan contents and potential impacts to their homes, parks, roads, and businesses through a mail out to affected addresses and conduct meaningful cooperative engagement and consultation with affected residents before returning to Council for approval.

**A successful plan is one that has the participation and support of the people it affects.** For the NHCLAP to be the success the City envisions, please give us the time and opportunity to contribute to its success.

The process followed by the City has been gruelling for Community Association volunteers and individual residents who are overwhelmed, possibly unintentionally ignorant of the contents and impacts of the plan, and dealing with the enormity of the pandemic and busy lives. Given the potential for significant and lasting change the draft NHCLAP proposes, and that it will be the forerunner to future LAP's, **this plan should endure the most rigorous process of oversight and consultation before being adopted.**

*\* Background:*

*The first completed draft of the NHCLAP was introduced to the public on February 24<sup>th</sup>, 2020. It was presented to SPC on Planning and Urban Development on March 4<sup>th</sup>, 2020 and in July Council voted to return it to administration for revisions. Those revisions occurred over the remainder of 2020 in concert with revisions to the Guidebook (using a City selected group of stakeholders), and a revised NHCLAP was then introduced on January 4<sup>th</sup>, 2021. The plan then went to SPC PUD on February 3<sup>rd</sup>, 2021 where SPC voted to have it go to Council for Public Hearing on March 22<sup>nd</sup>, 2021. After the Public Hearing that occurred March 22-24, 2021, the NHCLAP was brought back to Council on April 12<sup>th</sup> where the Plan was referred back to Administration to incorporate amendments submitted by Councillors Farrell and Carra and policies from the Guidebook, as required, and return to Council June 21<sup>st</sup>, 2021.*

**PLEASE NOTE THE FOLLOWING:**

**Pages 3-28: Signatures of Community Associations and Individuals**

**Pages 29-30: Charts**

**Page 31-37: Comments**

Signed by the following Community Associations:

Community Associations	Signed by
Mayfair Bel-Aire Community Association	[REDACTED]
Elboya Heights Britannia (EHBCA)	[REDACTED]
Hounsfield Heights- Briar Hill CA	[REDACTED]
Crescent Heights CA	[REDACTED]
Rosedale Community Association	[REDACTED]
University Heights Community Association	[REDACTED]
Inglewood Community Association	[REDACTED]
Elbow Park Community Association	[REDACTED]
Meadowlark Park Community Association	[REDACTED]

Note: due to a short turnaround time, many CA's were unable to get approval for signing at the time of sending.

Signed by the following **1045** individuals:

Name	City	Postal Code (left)	Local Area Plan group
[REDACTED]	Calgary	T2M	North Hill
[REDACTED]	Calgary	T3S	OTHER
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	West Hillhurst	T2N	OTHER
[REDACTED]	Calgary	T2M	North Hill
[REDACTED]	Calgary	T2M	North Hill
[REDACTED]	Calgary	T2M	North Hill
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T2T	OTHER
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T2M	North Hill
[REDACTED]	Calgary	T2T	OTHER
[REDACTED]	Mount Pleasant	T2M	North Hill
[REDACTED]	Calgary	T2N	OTHER
[REDACTED]	Calgary	T2M	North Hill
[REDACTED]	Mount Pleasant	T2M	North Hill
[REDACTED]	Calgary	T2N	OTHER
[REDACTED]	Calgary	T2R	OTHER
[REDACTED]	Calgary	T2T	OTHER
[REDACTED]	Shawnessy	T2Y	OTHER
[REDACTED]	Calgary	T2S	OTHER

[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T3S	OTHER
[REDACTED]	Calgary	T2M	North Hill
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T3A	OTHER
[REDACTED]	Calgary	T2T	OTHER
[REDACTED]	Renfrew	T2E	North Hill
[REDACTED]	Calgary	T2M	North Hill
[REDACTED]	Crescent Heights	T2M	North Hill
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T2N	OTHER
[REDACTED]	Calgary	T2M	North Hill
[REDACTED]	Calgary	T2T	OTHER
[REDACTED]	Calgary	T3A	OTHER
[REDACTED]	Calgary	T3G	OTHER
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T2A	OTHER
[REDACTED]	Calgary	T2M	North Hill
[REDACTED]	Calgary	T2M	North Hill
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T2M	North Hill
[REDACTED]	Calgary	T2L	OTHER
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Mount Pleasant	T2M	North Hill
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T3G	OTHER
[REDACTED]	Calgary	T2M	North Hill
[REDACTED]	Calgary	T5E	OTHER
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T2M	North Hill
[REDACTED]	Calgary	T2N	OTHER
[REDACTED]	Calgary	T2V	OTHER
[REDACTED]	Calgary	T2S	OTHER
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[REDACTED]	Calgary	T3B	OTHER
[REDACTED]	Calgary	T3G	OTHER
[REDACTED]	Calgary	T2V	OTHER
[REDACTED]	North Mount Pleasant	T2M	North Hill

[REDACTED]	Calgary	T2E	North Hill
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[REDACTED]	Briar Hill	T2N	OTHER
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[REDACTED]	Mount Pleasant	T2M	North Hill
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[REDACTED]	Calgary	T2K	OTHER
[REDACTED]	Calgary	T3E	OTHER
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[REDACTED]	Calgary	T2N	OTHER

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[REDACTED]	Capital Hill	T2M	North Hill
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[REDACTED]	Rosedale	T2M	North Hill
[REDACTED]	Calgary	T2E	North Hill
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[REDACTED]	Calgary	T2C	OTHER
[REDACTED]	Calgary	T2E	North Hill

[REDACTED]	Calgary	T3S	OTHER
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[REDACTED]	Calgary	T2M	North Hill
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[REDACTED]	Briar Hill	T2N	OTHER
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[REDACTED]	Calgary	T2E	North Hill
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[REDACTED]	Evergreen	T2Y	OTHER
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[REDACTED]	Elbow Park	T2S	OTHER
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[REDACTED]	Beddington	T3K	OTHER
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[REDACTED]	Mount Pleasant	T2M	North Hill
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[REDACTED]	Calgary	T3E	OTHER
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[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Mt. Pleasant	T2M	North Hill
[REDACTED]	Calgary	T2V	OTHER
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[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T2G	OTHER
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[REDACTED]	Calgary	T3B	OTHER

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[REDACTED]	Mount Pleasant	T2M	North Hill
[REDACTED]	Calgary	T2M	North Hill
[REDACTED]	Renfrew, Calgary	T2E	North Hill
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[REDACTED]	Calgary	T3G	OTHER
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[REDACTED]	Mount Pleasant	T2M	North Hill
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[REDACTED]	Kelvin Grove	T2V	OTHER
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[REDACTED]	Rosedale	T2M	North Hill
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[REDACTED]	calgary	T2E	North Hill
[REDACTED]	Renfrew	T2T	OTHER
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[REDACTED]	Calgary	T2E	North Hill
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[REDACTED]	Calgary	T2N	OTHER

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[REDACTED]	Calgary	T2M	North Hill
[REDACTED]	Calgary	T2M	North Hill
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T2W	OTHER
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[REDACTED]	Calgary	T3S	OTHER
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[REDACTED]	Calgary	T2M	North Hill



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[REDACTED]	Calgary	T2E	North Hill
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[REDACTED]	Calgary	T2E	North Hill

[REDACTED]	Calgary	T2M	North Hill
[REDACTED]	Calgary	T2K	OTHER
[REDACTED]	Mount Pleasant, Calgary, Alberta	T2M	North Hill
[REDACTED]	Calgary	T2E	North Hill
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[REDACTED]	Calgary	T2X	OTHER
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[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T3S	OTHER
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[REDACTED]	Calgary	T2E	North Hill
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[REDACTED]	Calgary	T2E	North Hill
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[REDACTED]	Calgary	T3B	OTHER
[REDACTED]	Calgary		OTHER

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[REDACTED]	Calgary	T2T	OTHER
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[REDACTED]	Montgomery	T3B	OTHER
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[REDACTED]	Mount Pleasant	T2E	North Hill
[REDACTED]	Calgary	T2V	OTHER
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[REDACTED]	Mount Pleasant	T2M	North Hill
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T3K	OTHER
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[REDACTED]	Ca;garu	T2E	North Hill

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[REDACTED]	Calgary	T2M	North Hill
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[REDACTED]	Calgary	T2E	North Hill
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[REDACTED]	Highwood	T2K	OTHER
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[REDACTED]	Calgary	T2E	North Hill
[REDACTED]	Calgary	T2N	OTHER
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[REDACTED]	Rosedale	T2M	North Hill
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[REDACTED]	Calgary	T2E	North Hill
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[REDACTED]	Calgary	T2M	North Hill



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[REDACTED]	Calgary	T2E	North Hill
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[REDACTED]	Calgary	T2M	North Hill
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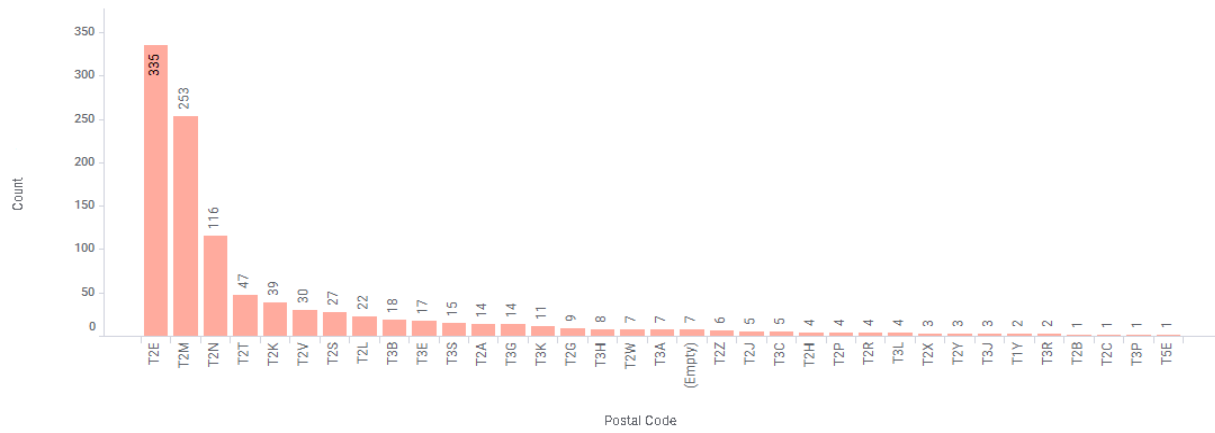
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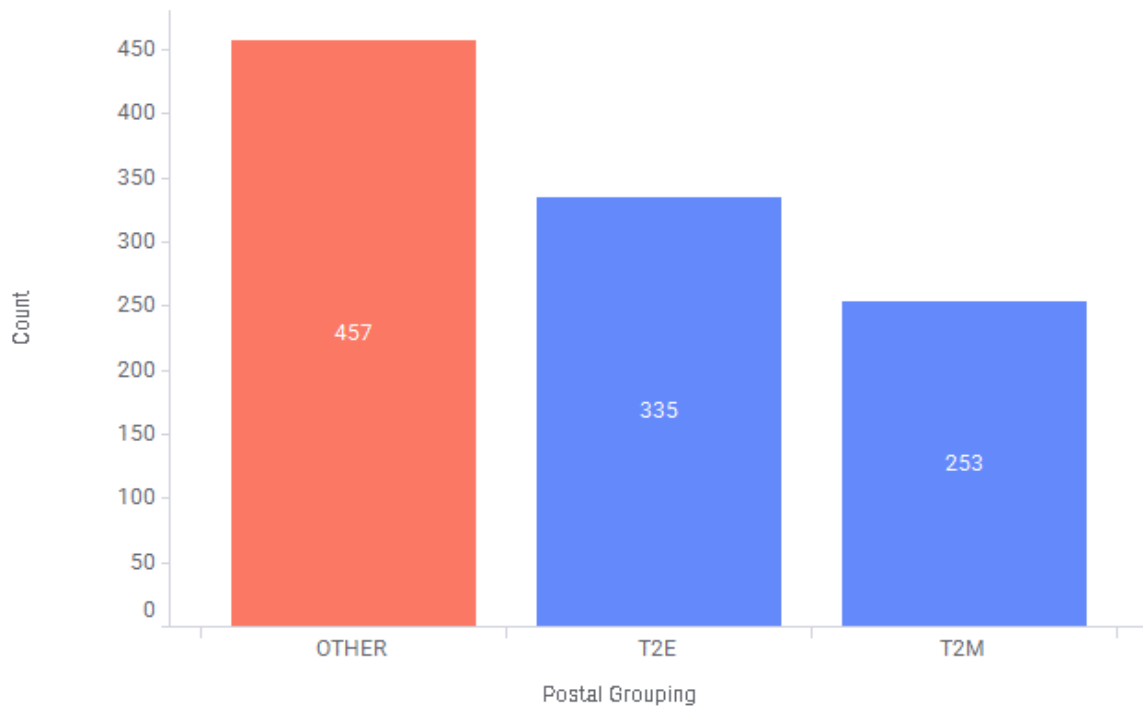
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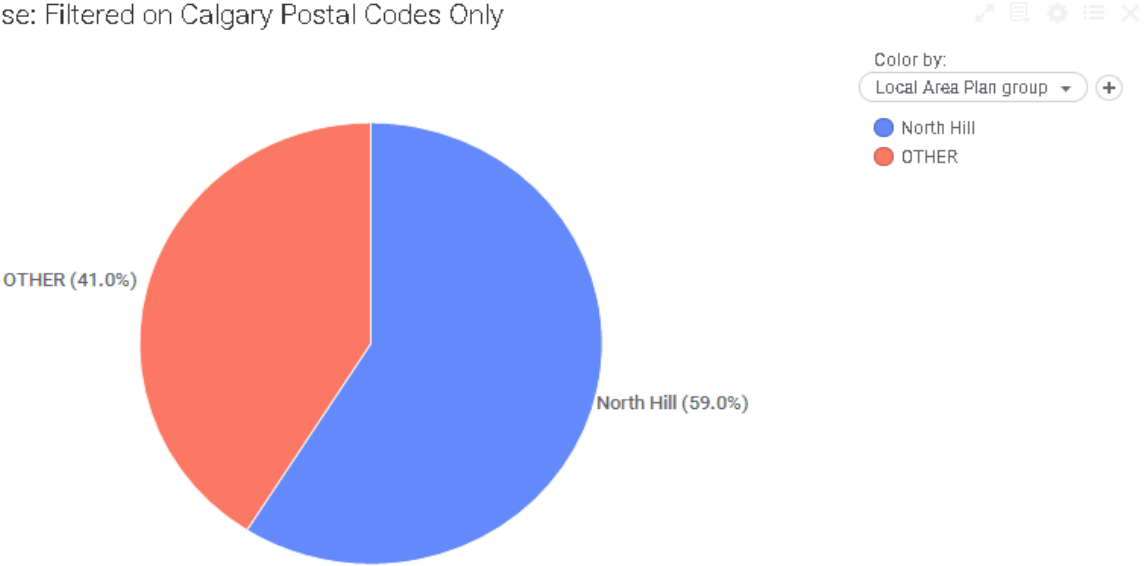
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Total Calgary Responses:

1045

## COMMENTS FROM 86 INDIVIDUALS:

### unedited

"What the City is doing is not even close to transparent or consultation. There is an election 5 months let the next council that will have to live with consequences of this ill thought out plan make the decision"

"I am opposed to any building over three stories to be built on residential streets. People buy their property on what they prefer and do not want a large building built next to them. Increased noise traffic lack of privacy and decreased property values are my main concerns. Definately no buildings four or more stories should be built on smaller inner city lots."

"I believe that residents/property owners/taxpayers should be able to have their say in a meaningful way when a plan is proposed that will have serious ramifications for their community. City Council and Administration works for us. We pay your salaries and we expect that you will listen to us when we have concerns and take those concerns into account in a meaningful way."

"I'm about doing the right thing and doing them right. The North Hill Community Local Area Plan has been done the wrong way."

"Scrap the North Hill Communities local area plans."

"I am concerned that due public process may not be fulfilled if Calgary City Council isn't open to further comment."

"City dictating terms. Insisting that their view of what a community should look like trumps the residents' views. They pretend residents have a choice, but the choices the city provide are limited. Classic big government/socialist agenda - they know best. Actually, they don't."

"This plan does not even follow its own principles and guidelines, let alone the policies in the MDP or the Guide for local area planning best practices. "Protect and enhance green space", actually, let's build a wall 6 storeys high right against it. "Focus development on the main streets" actually, no, let's drop an apartment taller than any building on the nearest main streets in a sea of bungalows. This is wrong."

"I am signing because this forced agenda is not in the best interests of Calgary and seems to be Nenshi long time agenda not the people of Calgary"

"Residents deserve input into their investment and the community where they live."

"Another Dairy Queen debacle in the making. This time on a much larger scale. Might be time for our local politicians to realize they do NOT always know what's best for us. Their "public consultation" process is only there for the optics. They'll do what they "think is best for us" regardless."

"Tired of City Council and minions consistently ignoring public input while maintaining a sham of listening"

"I'm signing because 6 stories makes no sense, makes me questions how much thought has gone into this."

"You're turning our historic neighbourhoods into a churn and burn for developers who do not care about the community. High density is fine, but it needs to be well thought out and balanced with at least a shred of intention for preservation. It's clear the city fully intends to have developers bulldoze entire communities to make them unaffordable and throw entire homes into the dump at record speed"

"I am concerned about the direction the city is taking my community. As a residents I feel our input is not acknowledged."

"The city has failed to listen to the people who will be directly impacted by the proposed changes."

"The application of density has not been done in accordance with the principles of the guide for local area planning. Green spaces are not protected, a greater share of growth is NOT applied to main streets as promised (in Renfrew at least), and communities are pinned against eachother as to who gets burdened with a disproportionate share of growth."

"More engagement is required"

"The City of Calgary appears to again be attempting an end run around the affected community residents. It just never ends. Unbelievable."

"I don't agree with the suggested changes"

"We are overwhelmed by development in our community -- and this during a recession. City lacks a process to facilitate meaningful exchange of info and those who have tried to participate in the half-baked existing process have emerged cynical. Something needs to be flipped."

"There is absolutely no reason for the City to be pushing for approval of the NHCLAP at the June 21 Council meeting. The significant amendments recommended to the Plan and integration of the Guidebook with LAPs clearly require additional review by the communities impacted, and further meaningful engagement is essential for this plan to feel like it's a collaborative effort. Do the right thing and allow sufficient time for North Hill communities to review and provide feedback on this critical piece of policy for our communities."

"The unpopular Guidebook transformed into the Guide, and as part of that, 62 amendments we're made by the City. This Guidebook was a toolkit (or menu in Nenshi's parlance) that was the basis of North Hill. The toolkit has changed but there's no more engagement!!If you move the goal posts you have to start a new game."

"Sufficient community engagement during a pandemic is extremely difficult - communities need more engagement."

"I'm signing because the City has not properly informed and consulted citizens affected by this plan to make an informed decision."



"Broad and meaningful collaboration and consultation has not happened with all residents of the effected communities. Their voices have NOT BEEN HEARD. The NHCLAP should be delayed."

"So far, this document and how the city has been handling development in inner city Neighbourhoods is disgraceful. The residents who chose these Neighbourhoods for their families deserve more input and consideration."

"Rezoning and densification planning is going too far. I have tried to talk to the City on many occasions only to be blown off. Stop it now,"

"City of Calgary: please do a supply and demand study to determine if densification is even required throughout single family neighbourhoods. The required units can probably be accommodated along major corridors, transit hubs and vacant or underutilized commercial sites."

"The city has sacrificed their scruples by not enforcing key principles that create a sound community. Setbacks, lot coverage (room for vegetation) and creating concrete jungles of our inner city community and sacrificing the architectural diversity in our historical community"

"The community residents require more time to review the Local Area Plan. The planning department and councillors SHOULD NOT bring forth important matters like this without direct consultation with residents (not just community executive members)!"

"Residents are unclear and unaware of the impact of this comprehensive plan"

"More time is needed to review"

"All planning changes, including density changes, should incorporate best practices for design. The City is stripping away regulation for the benefit of developers, good design be damned."

"The height of mixed use buildings along 16 Ave NE has increased to ridiculous levels. 6-8 story buildings along 16 Ave built directly behind mostly 2-story homes would result in a complete eyesore (a huge wall of building behind regular homes), excessive noise and traffic, poor street parking, loss of property value, loss of sky. It's ridiculous, particularly when the city has approved north facing condo units. "Enjoy your new view of a dirty alley and 8 story wall!" These buildings should be 4 stories max. Maybe 5 on the corners. More than that ruins the neighbouring streets' aesthetics and quality of life."

"I think this is just too big for the neighborhood. It is time to put the brakes on unsustainable development."

"I think this plan has been sloppily done, and not enough critical thought has been put into the location of local area connectors in Renfrew."

"They are ruining beautiful old neighborhoods with multi dwelling monstrosities"

"This council doesn't listen and they have an agenda that runs counter to the wishes of their constituents. Developers and their profit margins are in the drivers seat at every turn. Marda Loop is being over run with traffic and ugly high density fire traps."

"This is way out of line with the neighborhood"

"I've been personally (and negatively) impacted already by these new plans. I don't want to see our community transformed into something the residents who currently live here are not in agreement with."

"More engagement with local residents is required"

"The engagement on this plan has been appalling; it is being railroaded through by mostly retiring councillors who won't have to face the public at the polls."

"I live in these communities and will be directly impacted by this."

"Concerned about high density housing on residential streets. Higher density zoning should remain only on commuter streets like 20th Ave, 10th St, Centre St. etc."

"I believe that the size of this development tips away from the mutual benefit paradigm that balances existing community wellness with future accommodations for growth. Many studies have been done acknowledging the 3 story limit is a reasonable balance."

"My family and I have some serious concerns on this new plan to allow 6 story buildings on residential streets. More thought and consideration is needed before this change is to be pushed through. We need our communities to be more walkable to coffee shops, bakeries, convenience stores etc. Building massive apartment buildings doesn't make a neighborhood a destination or attractive to live. The need to provide more supply of rentals is an opportunity to change neighborhoods to destinations with plazas and retail incorporated into these buildings."

"Government needs to start listening"

"I am against high density in Mount Pleasant because I have lived here over 26 yrs. and I have seen enough construction to wreak our residential streets which never get repairs. I am against these high in fills and now the city wants 4 to 6 story buildings with not enough parking spaces. These buildings take away our trees and green spaces. Traffic has increased on our narrow old streets. The city s to consult the community members with more information before they just take and do what they want. Delay this project and give us a chance to be heard."

"I love this old community I have called home for more that 26 years!"

"Residents of the city should get to have a say in densification not just have it pushed through. Many things have not been taken into consideration, more black, blue and green bins for every house. Most households have two vehicles, where will they all park. Please don't just push this through!"

"The North Hill Communities plan was developed without consulting the North Hill communities, this is nothing but a chance for Calgary to get more tax revenue at the expense of those already living in these communiites."

"Community engagement is extremely important is building communities that thrive. There has Not been enough transparent communication from the city or developers with the communities affected

by these sweeping, short sighted plans. More input from the constituents that live in the communities affected is required before anything should be set in stone."

"The example so far of traffic controls and reorganization, seems to lack ant common sense, nor were complaints about it were ignored. It seems the same approach is continuing to be taken, once again about support and listening to we whose lives will be changed"

"City hall does not listen to the residents living in these areas. Development is out of control and residents have no say. City hall asks for our input and then they just do what they want."

"There is little to no consultation about redevelopment in our neighbour hood,"

"The City has no plan to get citizen buy-in for this blanket densification. And they are City facilitating the financialization & commodification of housing all at the expense of this city, its people, for greed"

"The City has no plan to get citizen buy-in for this blanket densification. They are facilitating the financialization & commodification of housing all at the expense of this city, its people, for greed"

"I want to keep the character of older communities. I do not believe the City has properly consulted on this issue."

"Communities need a say in development"

"It's disgusting ting the way the City of Calgary treats the older communities. The most beautiful cities in the world cherish the heritage buildings in the city. All our city does is destroy heritage buildings to replace with huge nondescript boxes."

"I don't not like the crammed overdevelopment in our neighborhood. It takes away from the vibrancy and neighborly atmosphere when so many are crammed into these developments so close together."

"THIS IS SO IMPORTANT !!"

"I am signing because I have lived in this area for a long time, and what is happening is wrong."

"The current Council is disrespectful of the people who have built these communities by forcing them out and replacing them with density. These voices are real and need to be listened to. Councillor Farrel says we are misinformed. We know exactly what is going on and it is not right. She was not elected to force us to live to her standards. She was elected to support her constituents."

"My community could be directly from affected by major changes ( traffic, density, aesthetics) and we need more information and discussion."

"The city needs to listen to people who are directly affected by their arbitrary decisions."

"City hall wants to increase the density on inner city communities until they are no longer livable. This council and Nenshi care little about these communities and their constituents."

"Council's mandate is to be for the people. If you are a council member and choose not to consult with communities, you should not be in council. Accountable consultation is required for this and all LAPs"

"We bought in a R2 zone, and want it to stay that way. If we wanted to live in a high density area, we would have bought there."

"Calgary's development plan has nothing to do with creating a human scale or environment. It all has to do with increasing tax revenue."

"This LAP is going to serve as a "guide" for other area plans. It is apparently being done without consultation about changes that have been made and with no public input at the vote by City Council. It seems a sneaky, backdoor way to implement the Guidebook for Great Communities which was widely panned by community groups in lengthy hearings in the spring. No transparency, no care for local opinion!"

"Nope. Don't ruin my neighborhood"

"Some City of Calgary Councilors and the Mayor seem to ignore what the residents want. This is happening far to often."

"We need to be careful setting precedence regarding blanket densification. Will we end up with "getto" situations?"

"I live in Capitol Hill and am against further densification. my quiet neighborhood is being destroyed!!!!"

"I don't want my quiet, single family home neighbourhood to be overtaken. I bought here because it was quiet and had character well built homes. The city is pretending to have community engagement but they do whatever they want! Don't let this happen to our beautiful communities."

"I am signing because I want citizens to be consulted before these changes are made. also I do want to make sure more densification does not occur in any community., robbing residents of green space and quality of life. Since the pandemic people are moving out of the core of the city, so making this densification unnecessary."

"I don't want this in my neighborhood!"

"I dont want higher density living"

"There really needs to be some planning done and control over what is being built, not off loaded in this way. What are we paying council for! This is important!"

"I am tired of this city council pushing through their view of the city including putting multi family residential in single home areas and putting every barrier possible to limit car traffic.They also override city rules anytime they see fit.Most of them should be gone."

"I believe too much has been changed in the document since the original and Council needs to allow residents time to review. The vast majority of those who spoke at the Public Hearing, representing the affected communities, were in opposition and felt consultation had been nil. Not acceptable."

"I've recently moved back into the city and I'm alarmed by the rush to change and density many of the beautiful older neighborhoods. Listen to the people city council or you will be replaced by those who do."

"I don't want this for my neighbourhood or any other in this city without full and lengthy input from residents. Don't destroy the few areas left in the city that have character and history"

"I've seen the densification taking part in the NW area east of Crowchild trail and south of 24 avenue NW and south to 16 avenue. Do not let this happen to other areas of Calgary!"