

Please read an important message from the



**HOUNSFIELD** HEIGHTS **BRIAR** HILL  
COMMUNITY ASSOCIATION

The City of Calgary's new proposed planning policies in the

# **The Guidebook for Great Communities**

scheduled for Public Hearing and Approval at Council on **March 22, 2021**

**if approved, will change what can be built**

**EVERYWHERE**

**in Hounsfield Heights Briar Hill**

# What is the Guidebook for Great Communities?

- The City of Calgary is radically revising its approach to Planning & Development.
- The Guidebook for Great Communities (“The Guidebook”) is designed to implement the goals of the Municipal Development Plan to enable 50% more population growth in Developed Calgary and a greater diversity of housing forms by 2069.
- Local Area Plans based on the Guidebook will be created for multi-community areas of the City to provide local planning guidance. The Guidebook only applies to communities with a Local Area Plan (“LAP”) in effect:
  - Hounsfield Heights Briar Hill will be part of the newly created **Riley Communities Local Area** along with Hillhurst-Sunnyside and West Hillhurst.
  - Development of the Riley Communities LAP has been postponed pending approval of the Guidebook but is expected to commence forthwith upon the Guidebook’s approval.
  - Most importantly, HHBH’s existing Area Redevelopment Plan (ARP) (which has shaped the development of our community for more than two decades) will be repealed upon approval of the multi-community LAP.

## What will the Guidebook mean for our Community?

- In the Guidebook, the **lowest** density category is called “**Neighbourhood Local**” (pg 44) and it includes **ALL** the following existing land use districts:
  - R-C1, R-C1L, R-C1N (Single Family – large and narrow lot respectively)
  - R-C2 (Two Family/Semi-detached/Duplex)
  - R-CG (Rowhouses/Townhomes)
- The new policy supports **ALL** the above housing forms in areas identified as Neighbourhood Local (everything presently zoned R-C1 & R-C2). There is no category for just single use forms such as single-detached housing.
- More specifically, in actual Guidebook language: “*Higher, moderate, and lowest intensity low density residential forms should be supported in all areas in Zone A*”(pg 48), [HHBH is designated a Zone A community (pg 46)] Higher density is defined as **Rowhouse, Cottage Housing Cluster, Duplex, Semi-Detached, Backyard Suite, Secondary Suite, & Single Detached Dwelling**. (pg 131)
- To illustrate what this means, let’s consider the development proposed last year for 1924 10 Ave NW about which our community vocally and almost unanimously spoke out against (and was heard!). **BUT** under the new Guidebook framework:
  - This parcel is only suitable for the “lowest intensity” (pg 48) of the low density residential forms in that it is both *laneless* and *abuts an escarpment*.
  - Yet the Guidebook framework still supports the redevelopment as originally proposed in that ALL single-detached dwellings are “lowest intensity”. (pg 131)
  - The developer **HAS** now resubmitted its application for re-consideration after the Guidebook is expected to be statutory.
  - Under Guidebook policies will almost certainly be approved by Planning and Development & City Council. In the case of an appeal of the development permits to SDAB, the City of Calgary approval would likely be upheld since they align with current City of Calgary Planning & Development Policy.

# More Information

Visit the Guidebook website: <http://calgary.ca/guidebook>

Attend an upcoming City hosted Guidebook 101 session:

- Mar 13: <https://guidebook101-mar13.eventbrite.ca/>
- Mar 16: <https://guidebook101-mar16.eventbrite.ca/>

See what other Calgarians are saying about the Guidebook here:  
<http://calgaryguidebook.ca>

## Ensure your voice is heard!

The Guidebook is scheduled for public hearing and a vote to subsequently approve it at Council on March 22, 2021. If approved, the Guidebook will go into effect immediately and subsequent appeal or revision of it is highly unlikely. If you have concerns, now is the time to express them:

- **PROVIDE** a written submission before the hearing:  
<http://calgary.ca/publicsubmission>  
----- AND -----
- **REGISTER** with the City Clerks Office to SPEAK:  
<https://www.calgary.ca/ca/city-clerks/get-involved-with-city-council.html>  
Phone: 403-268-5861  
----- AND -----
- **SHARE** your thoughts with our Ward 7 Councillor as well as **EVERY** member of Council who votes:  
<https://www.calgary.ca/citycouncil/councillors-and-wards.html>  
Phone: 403-268-2430

Email sent to [councillorweb@calgary.ca](mailto:councillorweb@calgary.ca) is redistributed to all councillors if so requested in the message. Email His Worship at [themayor@calgary.ca](mailto:themayor@calgary.ca)

Please copy the HHBH Community Association on any correspondence and contact us if you would like further information: [strategic.planning@hh-bh.ca](mailto:strategic.planning@hh-bh.ca)