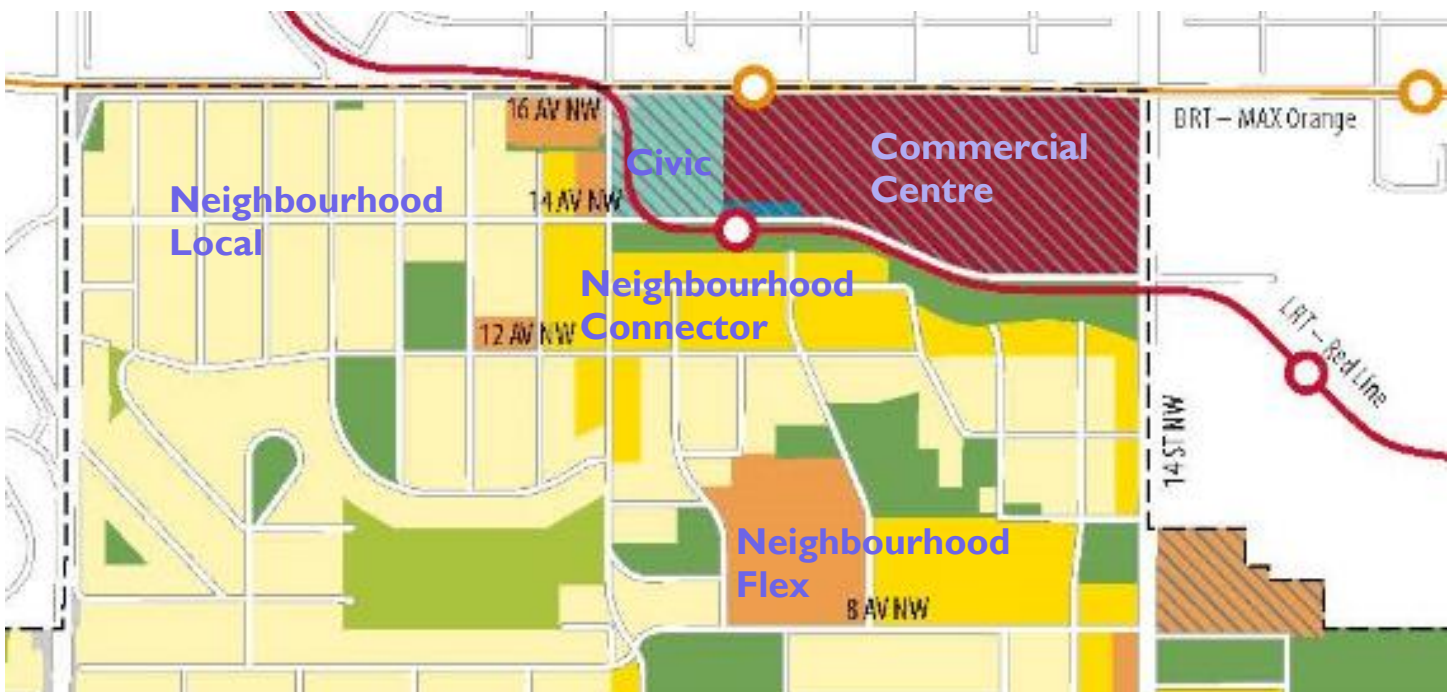


Attention Hounsfield Heights – Briar Hill Residents

The city is developing a new Riley Local Area Plan (LAP) for our community. This will replace the HH-BH Area Redevelopment Plan (ARP), which has guided the redevelopment of our neighbourhood since the 1980s.

The draft Riley Local Area Plan proposes FUNDAMENTAL changes to our community!

The city has recently circulated the Phase 3 consultation booklet (<https://engage.calgary.ca/Riley/REFINE>).
The following maps outline their vision of where they see our community evolving:



Note the permitted 6 storeys (apartments/condos) on the north side of 13th Ave, and 4 storeys (apartments/condos) on south side of 13th Ave. and north side of 12th Ave. in Hounsfield Heights, as well as 4 storeys on 19th St. and 14th St., and 6 storeys at the base of the escarpment that many of us overlook. This is in addition to 6 & 12 storeys on the 19th Street plazas, and over 27 storeys on the mall site. This represents ~37% of Hounsfield single-family, plus some of east Briar Hill, changed to permitting apartments/condos covering most of the lot, creating shadowing, privacy and parking issues and leaving little room for nature.

We'd expect 'Neighbourhood Local' (pale yellow, allows row houses) over most of existing single-family communities, except for collector streets. 'Neighbourhood Connector' (gold) should be 'different types of homes along higher-activity streets', and it allows apartments/condos and H-GO (extra tall and dense row houses), and also includes 'small local-serving commercial'. Yet it is applied to ~44% of Hounsfield and ~8% of Briar Hill single-family areas, including many quiet residential roads. 'Neighbourhood Flex' (orange) is residential/commercial mix.

The Community Association view:

We understand that some density increase is needed and inevitable; we raised the idea of same footprint (45% lot coverage, same minimum lot width and set-backs) but allowing more units within it. There was no response...

Other communities near the LRT (e.g. Heritage and Southland stations) had R-CG (11 m tall row housing) within 600 m of the station, so we expected the same. As much as this is disappointing, the grade orientation of this zoning still promotes friendly interaction with neighbours, at least has some space to maintain the tree canopy and other greenery to promote wildlife, and there are just moderate shadowing and privacy concerns. Other communities also had guidelines for areas further from the LRT, restricting to 45% lot coverage zoning.

Yet, MUCH more density has been proposed here than in other communities, ignoring the mall site potential. **Permitting apartments/condos changes the fundamental nature of our community core**, and leaves little space for tree canopy, greenery and wildlife. Neighbourly interaction is reduced and the 'eyes on Lion's Park' that we asked for is limited. Changing a single-family neighbourhood to a mix with apartments/condos does not consider citizens who invested in their forever homes here. Further, proposals often push the limits in the plan.

Our concerns about the consultation process:

The Phase 2 Consultation map did NOT outline most of these 'key growth' (4+ storey) ideas, even though the city admits they fit with city policy – this makes the Phase 2 consultation meaningless. When these new maps that contradicted Phase 2 were circulated, we asked to republish the Phase 2 maps for a proper long discussion at that higher level, and the city did not permit it. They claimed there would be lots of time to discuss it in Phase 3. Yet they have distributed their Phase 3 booklets less than two weeks from their comment deadline. This is NOT lots of time or meaningful consultation. We deserve adequate time to inform, discuss and be heard. **We are having a community meeting on Wednesday Nov. 8, at 7 pm at the community hall to discuss... Come and learn more!**

What you can do:

If you have comments and/or concerns about the Building Scales and Urban Forms mapped out for our community by the Riley Local Area Plan, DO fill out the city feedback: <https://engage.calgary.ca/Riley/REFINE> Please do not be constrained by the guided questions, rather use the text boxes to elaborate on your views!

Deadline is November 13th – please take this opportunity to be heard! Our community as you know it NEEDS YOU. If this plan passes, most new developments that align with the plan will be approved. In the experience of other communities with LAP's, developers continue to push the limits set by the plans and proposals are frequently approved despite those limits. Many voices are needed to tell the city that we expect fair compromise, and respect for our established community.