



2022 October 11

Via Email

To Whom It May Concern:

Thank you for your interest on the topic of Single-detached Special Policy Areas. This topic connects directly to discussions and considerations that take place during each local area planning process. Through this process, we discuss and consider where new homes (that are 3 storeys or less such as single-detached homes, semi-detached homes, rowhouses and townhouses) could be welcomed.

The Guide for Local Area Planning (the Guide) is a reference document that Administration uses to support the development of local area plans. As a local area plan is drafted, applicable content from the Guide may be pulled over and updated to be more specific to the context of the communities.

Through each local area planning process, the project team compiles, reviews, and considers a range of inputs prior to drafting direction on housing. The Single-detached Special Policy Area was never intended for application broadly across full communities, but rather, on a limited basis, in exceptional and unique circumstances. These exceptional scenarios may be uncovered when detailed review, engagement and planning is undertaken in connection with the creation of a local area plan. The City of Calgary works to determine an approach that considers and responds to:

- **Council-approved policies** (such as the Municipal Development Plan)
- **Planning Best Practice** (based on professional planning expertise)
- **Public input** (aiming to determine a balanced approach)
- **Technical feasibility/viability** (based on local conditions and context)
- **Equity** (equitable application of planning direction)

The Single-Detached Special Policy Area has not been formally applied within any local area plan to date. The status of each local area plan as it relates to the Single-detached Special Policy Area is as follows:

- Within the North Hill Communities Local Area Plan, a Single-detached Special **Study** Area is noted within the North Hill Local Area Plan. This study area requires further community outreach, engagement and analysis, which has not taken place as of yet.
- Within the Westbrook Communities Local Area Plan, a draft of the plan is currently out for review with Community Associations' representatives and the Working Group. A Single Detached Special Policy Area has not been applied within the draft local area plan as a more balanced approach was determined to be appropriate based on all inputs that were received and considered.

- Local area plans for the Heritage Communities, Riley Communities and Greater Forest Lawn Communities are underway. Discussions on small-scale/low density housing have happened in the Heritage Communities, and an updated draft is forthcoming. In the Riley Communities and Greater Forest Lawn Communities, engagement on the topic of small-scale/low-density housing will be forthcoming in the next phase of engagement.

We strongly encourage individuals to share their ideas, views and concerns directly with us through the various opportunities for participation during the local area planning process in their community.

Sincerely,

A handwritten signature in blue ink that reads "Debra Hamilton". The signature is fluid and cursive, with the first name "Debra" being more prominent than the last name "Hamilton".

Debra Hamilton (she/her/hers), RPP, MCIP
Director, Community Planning
Planning & Development Services
The City of Calgary | Mail code #8073
PO Box 2100, Station M, Calgary, AB, T2P 2M5
M: 1.403.305.239 | www.calgary.ca

DH/bh/jk