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Hounsfield Heights – Briar Hill Community Association

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2nd Vice President	Wong, Kin	2nd.vp@hh-bh.ca	
Treasurer	Winkler, Kathryn	treasurer@hh-bh.ca	
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Land Use Director	Atkinson, Elizabeth	land.use@hh-bh.ca	
Communications	Falconi, Sandra	communications@hh-bh.ca	
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Events Planning Director	Vacant	events@hh-bh.ca	
Programs Director	Vacant	programs@hh-bh.ca	
Community Safety Director	LeGrandeur, Michelle	community.safety@hh-bh.ca	
IT Director	Wong, Kin	it@hh-bh.ca	
Executive Director	Noonan, Val	executive.director@hhbh.ca	403-282-6634
PROGRAM COORDINATORS			
Indoor Soccer	Cumming, Darcy	indoor.soccer@hh-bh.ca	
Outdoor Soccer	Vacant	outdoor.soccer@hh-bh.ca	
Youth Badminton	Vacant	badminton@hh-bh.ca	
COMMUNITY RESOURCES			
Louise Riley Library	Thomson, Allison		

CONTACT

Mailing Address: Box 65086, RPO North Hill Calgary, AB, T2N 4T6
Board Room / Gym - 1922 – 14 Avenue NW

Parking: West of the Louise Riley Library, accessed via the library driveway. Hall/Gym is located NE of our parking lot, just across the soccer field.

Phone: 403-282-6634

Email: admin@hh-bh.ca

Beacon Submissions: beacon@hh-bh.ca

Boardroom/Gym Bookings: bookings@hh-bh.ca

For the latest news, programs and events, please visit our Official HH-BH Community Association website at www.hh-bh.ca.



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Have an idea for a great community program or event? Send your ideas to events@hh-bh.ca.



MEMBERSHIPS

Your annual membership is good through July 31, 2025 and entitles you and your family to participate in a variety of different community programs and activities. The cost is only \$20 annually per family/household or \$10 for seniors, including GST.

HOUNSFIELD HEIGHTS – BRIAR HILL COMMUNITY ASSOCIATION MEMBERSHIP APPLICATION 2024-25

Family Name(s): _____

First Name - Adults: 1. _____ 2. _____

First Name - Children: _____

Address: _____ Postal Code: _____

Home Phone: _____

Email: _____

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| <input type="checkbox"/> Green Space/Reforestation | <input type="checkbox"/> Children's Programs |
| <input type="checkbox"/> Fundraising | <input type="checkbox"/> Seniors' Programs |
| <input type="checkbox"/> Facilities/Ice Rink | <input type="checkbox"/> Sports Programs |
| <input type="checkbox"/> Communications/Newsletter | <input type="checkbox"/> Social Activities |
| <input type="checkbox"/> Other | |

Membership # _____

Valid through July 31 2025

Annual membership (including GST) is :

\$20 per household

\$10 for seniors

Paid by: cash cheque

Send cheques payable to Hounsfeld Heights-Briar Hill Community Association
Box 65086 RPO North Hill, Calgary AB T2N 4T6

Privacy Consent: By providing the personal information on this form you are consenting to HH-BH Community Association's collection and use of that information for the purposes of providing you a membership in the community association. This information will be stored in a database of community members for the sole use of the Association. The Association will not sell, barter or lease membership lists or information. We may retain this information until nine months after expiry date of the membership.

Implementing Crime Prevention Through Environmental Design in Multi-Family Dwellings

With the City of Calgary approving the blanket rezoning in several established neighbourhoods, there has been lively discussions at the City engagement sessions, community association meetings, and neighbours having the “over the fence” conversations regarding how this blanket rezoning will impact various factors such as parking, privacy, and waste management. However, as the HH/BH Safety Director, I’ve participated in several of these conversations looking at the potential densification issues through what I would describe as the “safety lens”

It is well researched and documented the application of the Crime Prevention Through Environmental Design (CPTED) plays an important part in keeping communities and their residents safe. Security design and access control is more than bars on windows, security cameras, and a fence.

Crime prevention involves the systematic integration of design, technology, and operation for the protection of three critical assets - people, information, and property. Protection of these assets is a concern and should be considered throughout the design and construction process.

It’s been my experience in participating in the City engagement sessions, that safety and crime prevention hasn’t even been considered in the rezoning decision. To clarify, safety includes more than theft. Safety includes access for those with limited mobility and proper lightening to reduce shadows and areas of concealment. It’s estimated by government agencies, by 2030, there will be 24% of Canadians over the age of 65 years old. This prompts the question “How are the different levels of government, including the municipal, preparing to support and manage the senior population in terms of safety?” Even after I have repeatedly asked at the City engagement sessions: “What is affordable housing and has the needs of seniors been included in affordable housing?” Unfortunately, neither of these questions have yet been clearly answered.

The most efficient, least expensive way to provide security is during the design process. Designers who

are called on to address security and crime concerns must be able to determine security requirement, must know security technology, and must understand the architectural implications of security needs. As mentioned previously, this is called Crime Prevention Through Environmental Design (CPTED) and it involves designing the built environment to reduce the opportunity for, and fear of stranger-to-stranger predatory crime. This approach is different from traditional crime prevention practice, which focuses on denying access to a crime target with barrier techniques such as locks, alarms, fences, and gates. CPTED takes advantage of opportunities for natural access control, surveillance, and territorial reinforcement. It is possible for natural and normal uses of the environment to meet the same security goals as physical and technical protection methods.

Increasing Safety in Multi-Family Dwelling Housing

Natural Access Control:

- Balcony railing should never be made of a solid, opaque material or be more than 42 inches high.
- Define parking lot entrances with curbs, landscaping, and/or architectural design, block dead-end areas with a fence or gate.
- Common building entrances should have locks that automatically lock when the door closes.
- Limit access to the building to no more than two points.

Natural Surveillance:

- Make exterior doors visible to the street or neighbours, and ensure they are well lit.
- All four building facades should have windows. Site buildings so that the windows and doors of one unit are visible from those of other units.
- Assign parking spaces to each unit and locate them next to the unit. Designate special parking spaces for visitors.
- Parking areas and walkways should be well lit.
- Recreation areas should be visible from a multitude of windows and doors.
- Dumpsters should not create blind spots or hiding places.
- Shrubbery should be no more than three feet high for clear visibility and tree canopies should not be lower than eight feet.

Territorial Reinforcement:

- Define property lines with landscaping or post-and-pillar fencing but keep shrubbery and fences low to allow visibility from the street.
- Accent building entrances with architectural elements and lighting and/or landscape features.
- Doorknobs should be 40 inches from windowpanes.
- Clearly identify all building and residential units with well-lit address numbers a minimum of five inches high.
- Common doorways should have windows and be key controlled by residents.
- Locate mailboxes next to the appropriate residences.

Designing CPTED and security features into building and neighbourhoods can reduce opportunities for, and vulnerability to, criminal behaviour and help create a sense of community. The goal is to create safe places through limited access to properties, good surveillance, and a sense of ownership and responsibility.

Reference

Building Resilience: Crime Prevention Through Environmental Design. By the National Institute of Building Sciences. Excerpted from the 12th Edition of Architectural Graphic Standards. Randall I. Atlas, PhD, AIA, CPP, Atlas Safety & Security Design, Inc. Miami, Florida.



Nobel Canadians



Nobel Prize winners are announced in the first two weeks of October. Since the very first awards, Canada has won 27 Nobel Prizes. From 1923 to 2021, Canadians have received the award for everything from Economics and Physics to Literature.

VISION AND MISSION



Vision

A peaceful, central, residential community with friendly neighbours connected through vibrant public space and activities.



Mission

Inspire and support residents to build our community together through volunteering, social and recreational activities, and partnerships.

Age-Friendly Calgary Essential numbers for seniors in Calgary

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For EMERGENCY medical, fire and police response. Call the non-emergency police line at 403-266-1234 to report an incident that is not an emergency.	Information, advice and help accessing programs and benefits for older adults. 403-266-HELP (403-266-4357) Distress Centre and SeniorConnect (24-Hour)
8-1-1 Health Link (24-Hour)	Crisis support and urgent social work response (including if you are concerned about a senior at risk in the community).
Health advice (including dementia advice) from a registered nurse.	
3-1-1 City of Calgary (24-Hour)	403-943-1500 Access Mental Health
Information on all City of Calgary services. www.calgary.ca	Non-urgent advice on navigating the addiction and mental health system.
2-1-1 Community Resources (24-Hour)	403-705-3250 Elder Abuse Resource Line (24-Hour)
Information and referrals for community and social services. www.ab.211.ca	Confidential information and support, or to report a suspected case of elder abuse.

Telephone language interpretation service available on all lines.

Restrictive Covenants – A Tool to Defend Community Character

Restrictive Covenants (RCs) are agreements attached to the Title of your property, that commit you to doing (or not doing) certain things with your property. RCs are legal agreements between various landowners in an area or 'Building scheme' and are separate from zoning and city policy (and are also not enforced by the city).

In Hounsfeld Heights and Briar Hill, the most common RC commits the landowner to having only one single-family home on their property, and typically also states a minimum value for that home. These RCs were set up in the early 1950s when the area was subdivided. Typically, an RC can only be removed if the various landowners within that RC agree – if they don't agree, they can enforce the requirements of the RC. If landowners are properly notified and don't respond, they have 'acquiesced' to the removal and can no longer enforce the RC in future. RCs are often registered with the same 'instrument number' in land titles, which makes it clearer who has to agree. However, in Hounsfeld Heights, many identical RCs are registered with unique instrument numbers. Since a covenant with just oneself doesn't make sense, it is most like that the identically worded RCs are really one RC, and everyone with the same phrasing can enforce the RC.

A developer wants to remove the RC on a lot at 1835 - 13 Ave, so that they can build H-GO (12 m tall extra dense row houses) instead of single-family. Their RC appears to have a unique number, but also states "subject to the following covenants and conditions which shall apply to all building lots in the said plan". That phrase makes the connection of their lot to others in the whole Plan (much of Hounsfeld Heights). If you agree that past RC agreements should be upheld, you can check your own RC (if you have one, they are not on every lot) at <https://alta.registries.gov.ab.ca/spinii/logon.aspx>. If you are in Plan 5625AC with a similar RC, and especially if your RC has that phrase, you may be able to enforce the RC. Please get in touch with the Community Association to discuss the application at land.use@hh-bh.ca.

Thanks to everyone who came out to the initial hearing on this RC on September 6. It was very helpful to have the community come out in large numbers to express their opposition. There will be another hearing on Wednesday, October 9 at 10:00 am in the Calgary Courts

Centre, 601 - 5 Street SW (downtown) in 'Applications Judge Chambers'. Another good turnout is important and appreciated. Many of us will have put in affidavits before this hearing.

Finally, you may have heard about a recent judgement in Banff Trail that did not uphold an RC. This judgement did not have the same circumstances as the Hounsfeld Heights case. In the Banff Trail case, there was a Direct Control (DC) land use district that forbade single-family dwellings, and the Restrictive Covenant called for a single-family dwelling. This created a fundamental conflict, and the court then judged it in the public interest to remove the RC because of the conflict. In this 13 Ave NW case, the current land use is R-CG (what everything was just upzoned to), and R-CG allows single-family dwellings, so there is no fundamental conflict. Because there is no conflict, the applicant can be expected to act within the existing covenant. Also, other RCs in similar situations have recently been upheld, e.g. in Elbow Park.

With the ongoing city policy to make new plans for our communities that fundamentally change our community's character, defending and enforcing existing Restrictive Covenants is one way to maintain the character of the community.

Beth Atkinson

Director – Land Use, Hounsfeld Heights – Briar Hill Community Association



Let's Talk...

What brings people together?

October 8, 2024

Weeds Cafe

Austin from Weeds Cafe will be our October 8 presenter, opening up an informal presentation and conversation about what makes Weeds a community hub.



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Riley Local Area Plan to Go Before Council This Fall - Update

The city is continuing to develop a new Riley Local Area Plan (LAP) for our community. This will replace the Hounsfield Heights-Briar Hill Area Redevelopment Plan (ARP), which has guided the redevelopment of our neighbourhood since the 1980s. The city circulated their latest Phase 4 LAP draft online – look at <https://engage.calgary.ca/Riley/Realize>.

We need the help of the community to tell city hall and council how these proposals will affect us, and what we would like to see for better, more reasonable compromise. When you are reading this, a community meeting about these issues likely just occurred, but we are happy to share the materials – email land.use@hh-bh.ca to get a copy. The Community Association will emphasize grade-oriented options within our community, and wording to mitigate the impact of increased density, such as requiring semi-detached houses that blend in with neighbouring dwellings when lots are subdivided, rather than narrow infills that stand out and do not fit with community character.

The first hearing, at the Infrastructure and Planning Committee, is currently scheduled for October 16, 2024, and the deadline to register to speak or send written submissions is at noon one week prior, October 9, 2024. Even attendance to give weight and support to others speaking is helpful, and this may be our best opportunity to achieve changes to the document. The final hearing before all of council is currently scheduled for Tuesday, December 3, and again, submissions will be due the week before. The more neighbours who speak at these hearings, the better!

Riley Local Area Plan Summary

The final draft Riley Local Area Plan is very similar to Phase 3 and still proposes fundamental changes to our community. There are some updates to the Building Scale and Urban Form maps, but the major features remain unchanged. Here are the updates, with changes highlighted – please look carefully for changes that may affect you.

The first map illustrates the proposed 'Building Scales'. Note that six storeys (apartments/condos) are

still permitted on the north side of 13 Ave, and four storeys (apartments/condos) on south side of 13 Ave, and along 19 Street and 14 Street. Six storeys are also permitted at the base of the escarpment that many of us overlook. This is in addition to six and twelve storeys on the 19 Street plazas, and over 27 storeys on the mall site. The city removed four storeys from the north side of 12 Ave, but they added it all along the south side of Lion's Park in eastern Hounsfield Heights, at the ends of the quiet 15 Street and 16 Street. Everywhere that four or more storeys are allowed, the building can cover most of the lot, creating shadowing, privacy, and parking issues and leaving little room for nature.



The second map outlines the 'Urban Forms' – the two maps are meant to be read together. We'd expect 'Neighbourhood Local' (pale yellow) over most of existing single-family communities, except for collector streets. Neighbourhood Local typically allows all 'small scale homes', including semi-detached/duplexes, narrow infills, triplexes and fourplexes, and up to 11 m tall row houses (R-CG). The recent blanket rezoning to R-CG also reaffirms that up to 11 m tall row houses are now permitted everywhere in the community.



'Neighbourhood Connector' (gold/deep yellow) should be different types of homes along higher-activity streets. It typically allows apartments/condos and H-GO (extra tall and dense row houses, up to 12 m tall), and also includes 'small local-serving commercial'.

The city has applied it widely in our community, including on many quiet residential roads – the main effect in areas of three storey Building Scale is to allow the H-GO extra dense row houses. The city removed some Neighbourhood Connector from 20 Street but added it between 8 Ave and 9 Ave in the southwest corner of Hounsfield Heights, and along the sound wall in Briar Hill. They reported that the addition along the sound wall was because of the MAX line on 16 Ave, even though the closest stops are at 19 Street. ‘Neighbourhood Flex’ (orange) is a residential/commercial mix, and as the name suggests, allows a wide variety of uses. In our community it is applied on the Bethany and Summit sites and our smaller commercial plazas.

The Community Association View

The Community Association (CA) understands that some density increase is needed and inevitable. We have been seeking reasonable compromise, that preserves the character, beauty, and environment of our home neighbourhood whilst adding density. We continue to feel that the potential for very high density on the mall site should be balanced with grade-oriented options within the core of the community. Grade-oriented options (up to row houses, rather than apartments/condos) maintain the scale and neighbourly feel of the community and allow room for trees and other natural features. Where new types of dwellings are added, we are looking for good design and proportions that makes denser building forms blend in with the existing context. Apartments right beside single-family homes provide too much contrast in height, setbacks, and lot coverage. Existing residents lose sunlight, privacy, mature trees, green spaces, and vistas.

For example, where two dwellings are proposed on a wider lot, the CA strongly prefers well-designed semi-detached homes, that maintain the proportions of the homes around them whilst adding density. Very narrow dwellings stand out from their neighbours and extend deeper into the lot, shading neighbours and taking away from their enjoyment of their gardens. We continue to discuss and lobby for LAP and Land Use Bylaw phrasing that will support these sort of design requirements that mitigate the effects of increased density on the community character.

The LAP has been discussed by the CA Board and the community’s Land Use Committee, and at community-wide annual and LAP related meetings. Everyone has been and is welcome to participate, and this summary reflects the strong majority of opinions expressed in these forums. Many members of the community emailed opinions to the city in Phase 3, but unfortunately this feedback from affected community members has not resulted in the compromise we seek. Community members may wish to consider expressing their opinions directly to council (themayor@calgary.ca, ward07@calgary.ca, our councillor Terry Wong, and similarly for the rest of the 14 councillors – ward01@calgary.ca etc.), and also speaking at the Riley LAP hearings described above. We continue to be happy to discuss the LAP with the community and answer questions at land.use@hh-bh.ca.

Beth Atkinson

Director – Land Use, Hounsfield Heights – Briar Hill Community Association




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