March 10, 2023

TO: Executive Policy Committee- Crescentwood HCD

I have lived in the Crescentwood area for almost 30yrs now. 22yrs on Dromore in Crescentwood, not part of this HCD map, in a home with significant Heritage defining features. More recently(4yrs) on Wellington Crescent in the proposed HCD district. My wife and I are heritage minded people who love Crescentwood for all the reasons you have already heard. I am not in support of this HCD.

I have 3 major concerns with what has taken place with the implementation of this Crescentwood HCD:

1. HCD INTENDED PURPOSE vs SILVER BULLET TO STOP DEVELOPMENT: First and foremost this HCD has not been used for what the city designed its use for. The protection of Heritage areas. Its very clear it was used for the purpose of stopping a development at 514 Wellington Crescent. A whole other issue. Both this HCD and the development of 514 Wellington Crescent have been marred in controversy from the beginning, so much so, that a Masters Student of Architecture at the UofM studying City planning wrote a 95 page paper specifically about the 514 development and the wrong way to implement an HCD. Its called the Capstone report and is very well written in my opinion.
2. COMMUNITY CONSULTATION:The HCD study was done during covid at a time when people were concerned about their families safety and is the world falling apart? They were not thinking about an HCD. There were only 3 virtual community consultations, with dismal turnout due to COVID. Meeting #1 had 16 out of 112 designated homes, meeting #2 had 27 out of 112 designated homes, meeting #3 had 12 out of 112 designated homes. How can any councillor deem this as a supportive response from the designated residents? You simply cannot. There has not been 1 in person community meeting ever with actual designated residents. The draft was released in Dec 2022 with no further consultation or input from designated residents.
3. DRAFT POLICY: The draft policy is vague at best. It has been rushed and lacks proper policy guidelines.

Council, you have an option today to "Pause" this HCD and ensure the residents are provided proper community consultation and reflection on whether the draft policy is adequate or too vague. If this is truly about Heritage conservation for Crescentwood, long term, then what is the rush to pass this bylaw? Pause it for a few months, have at least 1 in person community meeting which is advertised properly so reasonable in person attendance happens with actual designated home owners. We don't need more lawsuits flying because of bad policy, or poorly drafted bylaws, we have enough of that going on presently.

Pause this Crescentwood HCD for further review.

Regards
Ian Rentz