

Outstanding Infill Items

Infill development in existing communities is different than new development in the new communities, in the sense that existing context plays a significant role in defining the character of a community. Knowing the goals of the Calgary Municipal Development Plan, including the accommodation of a significant portion of the future population within built-out communities, Administration is cognizant to not discourage redevelopment with overly prescriptive rules that make development more difficult or less attractive, while still ensuring that the elements that make these communities so desirable are not lost with redevelopment. Balancing community desires with market demands are often the competing forces behind desires for district updates. Twelve topics related to infill development, identified by Council for further consideration, are:

1. Eave and peak height differentiation;
2. Massing;
3. Front porches;
4. Subterranean structures extending beyond above-grade footprints;
5. Hardscape coverage;
6. Green landscaping;
7. Tree retention in the Demolition Permit, Development Permit, and Building Permit stages;
8. Drainage;
9. Non-conforming/non-standard lots;
10. Materials;
11. Vehicle loading and storage; and
12. Setbacks.

Background

Discussions with stakeholders have indicated that the underlying issue with infill development isn't about the specific number related to a rule, but rather about the bigger issue of how infill development compliments the evolving character of a developed community. Since Land Use Bylaw 1P2007 was adopted by Council on 2008 June 1, Administration has reported back to Council several times with individual amendments to the rules for infill development. These include but are not limited to the rules regarding height measurements, parcel width, façade articulation, porches and balconies, permitting process changes, landscaping, and the inclusion of a new infill district. Despite these changes and previous attempts to address concerns, these topics continue to reoccur as a source of contention for one or more stakeholders.

Guidebook and Bylaw Renewal Direction

The *Guidebook* outlines sixteen new Urban Form Classifications, each built around the activity and experience of a particular area. Given that the *Guidebook* outlines the purpose, function and activity of each category, the renew of the Bylaw will mainly focus on the different forms that development can take to achieve the characteristics of each category. By focusing less on use, Administration can begin to have a conversation about the built form elements that impact a person's experience throughout their community rather than the characteristics that define a use. This will allow more flexibility for the form to accommodate the goals for great communities, rather than to accommodate a specific use.

Form elements (height, massing, setbacks etc) will be based on the experience, activity level and purpose of an area rather than on individual uses on a site. Details on this are further described in the sections below outlining the different characteristics, along with how the 12 items mentioned above will be addressed in each category. This will create a holistic, community wide approach, promoting inclusivity, that is designed in a way that meets the needs of residents and visitors. This approach will also allow for a seamless transition between categories ensuring that as the neighbourhood evolves, the built form compliments the surrounding areas. Current bylaw rules restrict form based on the use – residential, commercial,

industrial. With some nuanced exceptions, the renewed bylaw districts will focus on creating the following environments:

- Neighbourhood – Housing:
 - Characterized by a range of housing supported by local commercial uses
 - Primarily soft landscaping, with minor setbacks required to accommodate trees and delineate between public and private space
 - Varying allowances for built form based on density and unit configuration
 - Each category can be of varying scales
 - Private amenity space
 - Building and site interface with the public realm
- Neighbourhood – Commercial:
 - Characterized by a range of commercial uses supported by housing
 - Allows for a combination of uses at varying scales, depending on activity level
 - Primarily hard landscaping, with minor to no setbacks required
 - Consideration of façade-width, windows and doors
 - Each category can be of varying building scales
 - Private and public amenity space
 - Building and site interface with the public realm
- Industrial – Core, General:
 - Range of uses needed to serve traditional and general industrial uses, including warehousing, distribution, manufacturing, storage, and the like
 - Outdoor storage considerations
 - Focus on goods movement
 - Minimal non-industrial related uses allowed
- Industrial – Transition:
 - Range of uses needed to accommodate non-traditional retail uses and new trends, such as industrial work-live units
 - Increased consideration on landscaping, sidewalks, multi-modal split considerations
 - Private amenity space considerations
- Parks, Civic and Open Space:
 - Varying cultural, civic, recreation, and natural area uses
 - Potential for use area restrictions for commercial uses, depending on nature of the site
 - Potential for integrated civic and supporting commercial uses
- Regional Campus:
 - Large sites maintained by other orders of government (e.g. hospitals, universities, airport)

This approach will enable forms to be flexible, to accommodate a wide range of uses appropriate in each category, while still ensuring that provides opportunities, spaces, and options for current and future citizens.