



Jan 15, 2014

To: All members of City Council

Re: Comments on Proposed Amendments to the Municipal Development Plan Bylaw 46P2013 (CPC2013-119), PUD2014-0053

Good Morning Council Members,

The Federation of Calgary Communities is the support organization for 150 community associations. While we cannot speak for every community, we do try to represent a community perspective. This is also true in new communities, where many residents and stakeholders are not yet present but the need for a sense of place is strong. This presentation will provide supplementary information on community centre lands that we think is appropriate for inclusion in The New Community Planning Guidebook.

The Federation was pleased to participate in the review of The New Community Planning Guidebook thus far and has three brief additions to suggest. We offer these suggestions having discussed them with the project lead, Chris Wolfe, and with the intention to best outfit future ASP processes with the most complete and constructive information.

First, while the guide states each community centre site should be 3-4 acres in size, the dimensions should be such that lands can accommodate one outdoor rink and two tennis courts, inclusive of buffers, as per the most current *Park Development Guidelines and Standard Specifications for Landscape Construction* by The City of Calgary. This is a placeholder that ensures the lands are sufficient in both size and shape, so that they can be developed to suit a variety of needs, services, and amenities in accordance with a future needs assessment.

Second, the grading over the entire site should not exceed 2.0% to allow for proper drainage, development readiness, and flexibility of use. This also ensures that sites would not become a receptacle of excess fill, an additional cost and liability to community associations, who have limited budgets. While this sort of information may seem too detailed for this type of document, it is not located in any other place and should be shared through this guide to allow for quality sites.

Lastly, community associations are the hub of community life; as such, their lands should be highly accessible. Location and distribution of sites should consider multi-modal connectivity, activity nodes and corridors, and community wide need. Community association sites should be where the



people are and both make a contribution to and benefit from that vibrancy. Thus, a location adjacent to a pedestrian high-street typology, perhaps a neighbourhood boulevard, is preferred.

The above dimensions, grading and location specifications, in addition to the existing policy of the guidebook, will allow for communities to explore and satisfy a variety of needs. Community centre lands are an opportunity to create true public life and a strong sense of place and belonging. Thus, in principle, The Federation supports this effort to translate MDP objectives and clarify ASP standards and processes, and looks forward to working with Administration to develop complete communities in the future.

Kind Regards,

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Urban Planner

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CC: City Clerks  
Chris Wolfe, Planner New Communities