

Summary of *Guidebook* Revisions

Since 2019 November, a number of changes to the *Guidebook* have been made as a direct result to the testing that has been done through the North Hill Communities Local Area Plan, as well as findings from the Heritage and Westbrook Communities Local Area Plans currently underway and through testing applications.

Below is a summary of the changes made to the *Guidebook for Great Communities*:

Chapter 1

- Moved “How to Use the *Guidebook*” page right upfront after “About the *Guidebook*” cover sheet
- Minor changes to wording of principles and goals
- Provided additional wording regarding housing affordability

Chapter 2

- Added new language regarding mitigating and adapting to climate change to the Urban Form Categories where possible and to the figure in the community growth policy section

Urban Form Classification System

- New Neighbourhood Urban Form Category: Neighbourhood Industrial Transition, which results from moving the former Industrial Transition Housing category to be within the Neighbourhood Purpose
- The other Industrial Transition categories: Retail and Office, have been removed. Aspects of the policies included in these categories have been added to the Vehicle-Oriented policy modifier and an Institutional and Office Frontage has been added to section 3.2 Building Frontage. Based on feedback and testing in North Hill, these retail and office uses were deemed to better fit under Neighbourhood Commercial rather than Industrial, potentially with use of the Vehicle-Oriented policy modifier
- Added new policies and wording within the Neighbourhood Commercial category descriptors to provide more clarity regarding mixed-use development
- Provided more details in the Neighbourhood Housing category descriptors regarding appropriate commercial uses and new policies added to Urban Form Categories themselves to better distinguish between what intensity of commercial uses are allowed within each of the Housing category
- New policy added to Commercial Cluster to better clarify how it differs from Neighbourhood Commercial categories
- Additional policy added to Vehicle-oriented modifier to more explicitly state what it does support
- Comprehensive Development Site and Future Planning Area have been combined into one policy modifier: Comprehensive Planning Site
- Adjustments to the colours for all the Urban Form Categories and scale modifiers in response to the feedback received through the draft maps to improve accessibility and legibility

Direction for Local Area Plans, Section 2.32

- Updated direction for the different chapters of local area plans in response to learnings through North Hill
- Updated direction for local area plans regarding Transit Oriented Development (TOD) development based on North Hill testing and lessons, demarcation of TOD sites is no longer required
- Clarified direction to local area plans to identify opportunities for renewable and low-carbon energy technologies within the plan areas, requirement for a feasibility assessment no longer included in policy
- Updated specific direction regarding Chapter 3 in local area plans in response to learnings through North Hill, clarified and simplified language and reference identifying potential investments versus creating an Asset Map and List
- Added reference to Chapter 4, Implementation and Interpretation for local area plans based on North Hill experience

Chapter 3

- In general, adjusted the wording of policies to improve clarity in response to feedback throughout Chapter 3

Built Form Policies

- Clarified wording in building design policies
- Added a new definition for retail
- Added institutional and stand-alone office frontage to section 3.2 Building Frontages and changed commercial frontage to retail frontage to provide more clarity around built-form expectations
- Added policies regarding permeable surface to improve retention and infiltration of storm water to Section 3.5 Ste Design

Development Policies

- Adjusted wording in intro to parking section (3.12) to be more explicit
- Amended wording to provide stronger support for relaxations in Activity Centres, Main Streets, TOD and transit stations, and other areas of high activity
- Added housing to policy 3.12.1.ii
- Sustainable Development Policies 3.13:
 - Clarified intent of section 3.13.d and e., direction for local area plans to identify opportunities in contained in Section 2.32.i.ii versus within this section and reduced scope (no longer *shall complete* a feasibility assessment where opportunities have been identified in a local area plans, now an assessment *may be required*),
 - Provide parameters for when an assessment may be requested: sites <1.0 hectare or cumulative building size greater than 30,000 square meters, also no longer refer to a City of Calgary Terms of Reference
 - Adjusted the size of buildings from 3,000 square metres to 30,000 square metres
 - Removed reference to district energy, now just renewable or low carbon technologies
 - 3.13.a now focuses on energy, and 3.13.c focuses on water

- Added a new policy, 3.13.d, about encouraging adaptive re-use.
- Overall direction is looser and lighter than it was before in recognition of implementation challenges, but leaves the door open for assessments to be a requirement within the parameters provided (size <1.0 hectare or cumulative building size greater than 30,000 square meters)

General Policies

- Wording added to General Policies introduction regarding the need to be more explicit about focus on pedestrians and the need to better communicate the importance of the mobility network
- Minor adjustments to section 3.15 Community facilities, spaces and services:
 - Added reference to wellness versus health in response to comments from AHS
 - Added affordable housing to 3.15.d
- 3.16 Pedestrian: added more explicit language mirroring wording in introduction to General Policies, and removed requirement for sidewalks on both sides of the street
- Adjusted wording in introductions for 3.17 Cycling and 3.18 Transit to be consistent with new wording in General Policies introduction, and added plazas to 3.18.d
- Section 3.19 Street Network:
 - Changes to introduction wording similar to previous sections
 - Emphasis on users versus everyone
 - 3.19.a clarified applicability is for streets in neighbourhood areas not all areas
 - Added 3.19.d to better recognize street as part of the public realm within neighbourhood areas, not just about supporting a variety of modes but also about the gathering space function that streets can perform through the requirement of things like street furniture

Chapter 4

- Changed wording to Community Funding Tools & Investment Strategies
- Added cultural facilities and affordable housing to list of possible investments in response to feedback and what was included in North Hill Communities local area plan
- Created a new section for Heritage Area Tools, to provide a placeholder for future heritage tools
- Adjusted wording in TOD policies to reflect learnings through the North Hill Communities local area plan process, including broadening the applicability of the policy to include all transit station areas and tweaks to the specific wording of sections 4.1-4.3
- Updated policy in section 4.4 to reflect that Chapter 3 will no longer apply to all built-out areas and instead will only apply to areas that have a local area plan based on the *Guidebook*
- Adjusted wording of 4.4.b to “The *Guidebook* applies, as amended from time to time...”
- Added new definitions for the following:
 - Affordable housing
 - Updated core and transition zone
 - Heritage Area
 - Heritage Asset
 - Retail

Appendices

- Adjustments made to graphics and images in Appendix 1 in accordance to changes made to Urban Form Category system in Chapter 2
- Updated wording in Appendix 2 to align with changes in Section 2.32 and page 116-117

Below is a summary of potential changes for consideration in future amendments to the *Guidebook for Great Communities*, through the ongoing sustainment process (see Attachment 9 for more details on the sustainment process):

Future consideration/Sustainment

- Consider a new scale category between limited and low
- If all 6 Neighbourhood Commercial and Housing categories are needed, possibly remove Neighbourhood Commercial Local and/or Neighbourhood Housing Major, but would like to monitor what comes out of the next few LAP processes (specifically Heritage and Beltline)
- Implementation of Chapter 3 policies resulting in changes
- Future parking considerations based on consultant and discussions with internal business units
- General concerns regarding the City's approach the streets and transportation infrastructure