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CITY CLERK'S DEPARTMENT

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**Guidebook for Great Communities: Common Questions and Misconceptions**  
The following addresses questions or misconceptions Administration has heard regarding the Guidebook for Great Communities (the *Guidebook*) since November 2019.

**1. Why are you changing the zoning of my parcel and eliminating R-C1?**

- The *Guidebook* does not, and will not, change the zoning of any property. Current zoning (e.g. R-C1) will not be changed by approving the *Guidebook*. After approval of the *Guidebook*, any change to a property's zoning would follow the exact same process it does today.

**2. Will the Guidebook eliminate single-family detached homes and replace them with tall buildings?**

- The *Guidebook* will not eliminate single-family detached homes and force them to be replaced by tall buildings.
- As Calgary continues to grow, some areas of single-detached homes will likely evolve naturally to provide the benefits of the community to more people by offering different housing forms.
- Any form of housing can be for a single family, whether it is detached or not.
- The City's Municipal Development Plan, which Council approved in 2009, already allows for three-story buildings throughout our communities.

**3. Will the Land Use Bylaw be changed in the future to eliminate R-C1?**

- Council has asked Administration to develop a new Land Use Bylaw. That work will be guided by the policies in the *Guidebook*.
- Our current Land Use Bylaw was approved before our Municipal Development Plan was completed and the two are not fully aligned. The new Land Use Bylaw will better align the development rules with The City's overall vision.
- The Land Use Bylaw may introduce new districts, but a community's zoning still may not change. Council will decide how the changes are made, for example case-by-case or city-wide. There will be more opportunities for discussions with both stakeholders and Council before any decisions regarding existing zoning are made.

**4. Will the Guidebook change what can be developed in my community as soon as it is approved by Council?**

- The *Guidebook* does not change the zoning or development rules of anyone's property.
- What can be developed is determined by a community's Local Area Plan – not the *Guidebook*. A new Local Area Plan is required to use the *Guidebook's* new policies.

**5. Does the Guidebook require all communities to have a certain amount of density?**

- No, the *Guidebook* does not require a community to have a certain amount of density.
- Planners, working with the community, develop the Local Area Plan and determine where growth and development can and should go.
- The *Guidebook* provides best practice policies that are used together with a community's Local Area Plan.

**6. Will my community stay the same if the Guidebook isn't approved?**

- Every community will change. Calgary has been changing since it was first established.
- Growth and change is already happening in many communities. Communities facing change are looking for modern policy to guide it towards their vision.

**7. Has the Guidebook introduced new ideas to Calgary?**

- The *Guidebook* collects best-practice policies that are already used in Local Area Plans throughout Calgary and provides them to all users in one document. This increases consistency and certainty while allowing the Local Area Plans to focus on the unique aspects of the community.
- The *Guidebook* builds on the Municipal Development Plan (approved 2009) and provides more specific policies for how to accomplish its goals in a community.
- This *Guidebook* is also an evolution of the Developed Areas Guidebook, which Council approved in 2017 and which already guides development in certain communities.

**8. Will the Guidebook be set in stone, not allowing for changes, once approved?**

- The *Guidebook* will continue to be refined and improved in the future.
- Administration has committed to a sustainment process to fix any issues or errors as well as further evolution of the document if needed. This will be done in collaboration with communities and the people who build our neighbourhoods.

**9. What happens if the Guidebook is not approved?**

- If the *Guidebook* is not approved, Local Area Plans will default to using the existing Developed Areas Guidebook.
- The Developed Areas Guidebook provides specific direction as to what current Land Use Bylaw districts are appropriate for all building blocks, including which districts are appropriate for low density areas, whereas the *Guidebook* does not.

**10. Why does every community need to accommodate all Calgarians?**

- We need to provide Calgarians with choices and opportunities to live and grow in their communities because Calgary's population, economy and communities are changing. The gap between how much homes cost and how much people earn is widening.
- Calgary is competing with other cities. People and businesses are looking for high-quality neighbourhoods and they have a lot of options to go elsewhere. Our communities, main streets and housing choices must remain attractive to existing residents and to draw new generations and businesses to Calgary.

**11. How will the Guidebook help to conserve heritage buildings?**

- Along with guiding growth, the *Guidebook* will provide policies to help preserve a community's heritage buildings.
- These policies are currently under development and will be added to the *Guidebook* once they have been reviewed and approved by Council in April 2020.
- The anticipated heritage preservation policies will provide a range of options for communities to discuss and apply during the development of their Local Area Plan.