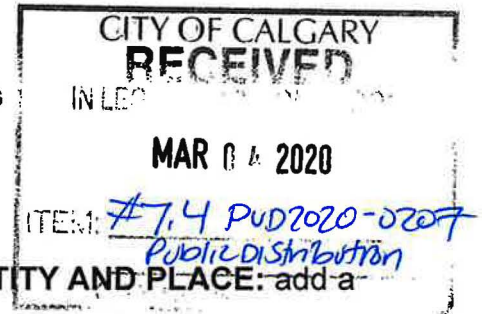


Guidebook for Great Communities
March 4 PUD
Gian-Carlo Carra



Page 10 - PRINCIPLES FOR GREAT COMMUNITIES; IDENTITY AND PLACE: add a heritage shout out to this sentence.

Page 11 - GOALS FOR GREAT COMMUNITIES: We talked about a goal or a principle surrounding great communities working towards cost recovery, what happened to that?

(Climate focus - ADD: 9 Reduce the need for energy in moving goods and people around through sustainable design practices as directed by the Climate Resilience Plan, by minimizing travel distances and supporting modes of transportation that use less energy.)

Page 13 - GUIDEBOOK PURPOSE; IMPLEMENT THE MDP: We talked about how the GB4GC is a two-way street between the MDP & LAPs. Does the word "bridge" sufficiently describe that relationship?

(Climate focus - ADD: Support the development of a sustainable city by implementing the Climate Resilience Plan

ADD: Provide a means through which the city can grow while minimizing the impacts on our emissions and energy consumption.)

PAGE 17 - PLANNING A GREAT CITY

(Climate focus ADD: "Sustainable" in the last sentence of the last paragraph... "These communities are diverse, vibrant, resilient and sustainable.")

Page 18 - COMMUNITY GROWTH: should we not explicitly state that the project of LAPing is to test the MDP's location of main streets and activity centers in its Urban Structure Map and amend/add through the process?

PAGE 19 - COMMUNITY GROWTH POLICIES

(Climate focus - ADD: to Community Growth Policies either a bullet or the sentence "to help facilitate less reliance on single-use vehicles" to b. or c.

ADD Direct development to locations that optimize public infrastructure, facilities and investment and private infrastructure and facilities that complement and support the City's objectives.)

PAGE 21 - ACTIVITY LEVEL: I will be testing Committee's will on Major, Moderate, Local.

Page 22 - URBAN FORM CLASSIFICATION SYSTEM: I maintain that there is little to no functional distinction between Neighbourhood Commercial and Neighbourhood Housing, especially given the Policy Modifiers tools. We won't be winning any wards

with this otherwise amazing work until we simplify it. All the great work on the six categories can be easily repackaged as examples of the policy modifiers applied to the simplified three categories.

Page 23 - NEIGHBOURHOOD PURPOSE: we need a sentence that explains that in great communities activity levels generally transition mid-block or around corners and seldom transition across streets - as per the diagram.

PAGE 28 & 32 - NEIGHBOURHOOD COMMERCIAL MAJOR AND MINOR (same comment for both)

(Climate focus Add - Adjust: C iv. (page 28) and C v. (page 32)

Rather than: *Primarily hard-landscaping to ensure an ease of accessibility complemented by high quality soft landscaping located to support pedestrian comfort.*

Instead: *Maximize the use of soft landscaping to support pedestrian comfort, provide opportunities for biodiversity to thrive and enable the sequestering of carbon, wherever possible while ensuring hard-landscaping is available to ensure accessibility*

Why? See Green Spaces in Notes from Climate Resilience Plan.)

Page 31: Some parked cars against the curb would read way better graphically.

PAGE 58 - PARKS AND OPEN SPACE PURPOSE

(Climate focus - ADD in italics: Parks and Open Space serve important ecological, civic and recreation functions in the city. They provide a critical role in mitigating the impacts of climate change. These areas form the heart of our communities and make our city one of the most livable in the world.

ADD: Remove last sentence in first paragraph, and instead add a Third Paragraph

"These areas support Calgary's resiliency and play a critical role in preparing for and mitigating the effects of climate change. Trees and other green infrastructure help by sequestering carbon dioxide and improving air quality, reducing energy use by shading and lessening heat loss. They also contribute to the restoration of disrupted systems and support important habitats for biodiversity within our city.

Many great points in this section.)

Page 59 - CIVIC AND RECREATION URBAN FORM CATEGORIES: we've discussed it but I'm increasingly convinced we need an Integrated Civic Facility modifier to indicate which (and roughly where) buildings will be included in these public spaces - maybe a generic form to indicate a place-holder and an actual massing to indicate an existing facility.

Page 60; 61; 62 - PARKS, CIVIC and RECREATION; a: policy should indicate in terms of facilities the possibility of affordable housing being included.

Page 60; 61; 62 - PARKS, CIVIC and RECREATION; a: policy should indicate the potential for lodging and/or commercial housing in conjunction with "commercial

services that complement the function of the area” as well as the ongoing financial viability of these facilities.

Page 60; 61; 62 - PARKS, CIVIC and RECREATION; d: given the religious functions many community association buildings accommodate, and how essential they are to the financial viability of these facilities, is there a need to clarify that vis-a-vis “supporting a broad range of cultural opportunities to meet the needs of an increasingly diverse city?”

(Climate focus ADD C, viii. “Provide opportunities to increase Calgary’s tree canopy and improve air quality.”)

Page 68 - REGIONAL CAMPUS POLICIES: some types of regional campuses (universities or community health campuses, for example) are more compatible with Neighbourhood urban form categories and are encouraged to be developed and redeveloped using these principles. Where regional campuses interface with Neighbourhoods, Neighbourhood urban form category policies must be applied to these interfaces.

Page 71 - POLICY MODIFIERS; COMMERCIAL CLUSTER: can this modifier be used to allow for service functions in the industrial categories.

Page 72 - APPLICABLE URBAN FORM CATEREGORIES: Why not Neighbourhood Industrial?

Page 72 - ACTIVE FRONTAGE POLICIES: I think it’s a mistake not to talk about limiting the length of the frontage of any one retail unit from a policy perspective (understanding that it’s in the LUB).

Page 73 - APPLICABLE URBAN FORM CAREGORIES: Why not Neighbourhood Industrial?

*(Climate Add - 2. **Commercial Flex***

Should it/could it encourage the use of energy efficient design elements, identify viable opportunities to introduce renewable energy infrastructure, efficient glass, new technologies, etc.)

Page 74 - APPLICABLE URBAN FORM CAREGORIES: Why not Neighbourhood Industrial?

Page 75 - PARKS AND OPEN SPACE FRONTAGE: I don’t feel the wording in the main paragraph successfully speaks to the range of interface options laid out in 2.19 and should be rewritten to 1) require an appropriate level of integration in every instance, and, 2) describe the range of possible levels of integration.

PAGE 77 - 6. COMPREHENSIVE PLANNING SITE

(Climate Add - e. viii. Should include efficiency and emissions reductions provisions.)

Page 83 - FIGURE 36: walk me through why no “Ground floor units have direct access to grade.”?

*(Climate add - a **local area plan** should support:*

ADD - viii. A reduction in the energy needs of an area through minimizing the travel distances needed to access daily needs and services, as well as support low carbon transportation infrastructure.

ADD - will identify opportunities for renewable or low-carbon energy technologies within an area.

- Point ii. Does state the benefits of cycling and pedestrian infrastructure but is not explicit enough.*
- Lots of other great points... g., j, ii., 2.30 – a. iii.)*

PAGE 84 - TALL SCALE: I’m not as fussed about this nomenclature issue as moderate VS minor, but why is Tall higher than High? Can we say Extra High or Extra Tall instead?

Page 84 - Ground floor units, same beef as with High Scale. If we want old school office plazas without active frontages I’m not sure why but we should at least state that that’s a preferred outcome.

Page 85 - VARYING BUILDING SCALE POLICIES: This would be a good place to insert heritage preservation, potentially tied to LAP or Established Areas bonusing schemes, no?

Page 86 - 2.29.b: livability and health? What about Great Communities for everyone? What about financial viability? What about resilience?

Page 86 - 2.29.Chapter 2: ENABLING GROWTH: heritage preservation needs to be meaningfully baked into d-k or added as its own section.

Page 91 - BUILDING A GREAT COMMUNITY; Paragraph 2; Sentence 2: the sentence doesn’t work. Possible rewrite:

“When the built environment is well-designed at a human-scale it helps to attract people to, keep people in, and increases social interaction and economic activity.”

Also, in the last sentence, maybe offer that Great Communities also generate enough tax base to support the services they enjoy over time.

*(Climate Add - **Building a Great Community***

ADD a sentence “Should provide opportunities to increase the sustainability of our city; by enabling growth without increasing our energy needs or emissions.”)

Page 95 - 2.2: I feel like there’s a bullet to be added about how vehicle access off the street where alley-access is not available should be handled.

Page 95 - 2.2.c.i: I feel like we're skirting around the best practice of not allowing too much frontage dedicated to a single CRU. Why?

Page 97 - SCALE TRANSITION: I feel like this section can be enhanced to address scale transitions between different forms within Neighbourhood Housing Local.

Page 98 - FUNCTION AND ACTIVITY FUNCTION: I feel like this section can also be enhanced to address scale transitions between different forms within Neighbourhood Housing Local.

PAGE 99 - SITE DESIGN

(Climate Add 2.5 Site Design Policies

ADD a, iv Consider opportunities to retain existing healthy trees *and maximize the use of soft surfaces.*)

Page 103 - HERITAGE RESOURCES: in the first sentence: "... retained **and** protected ... " What does "or" mean in this context?

In the last sentence: can we include landscapes in the non-building heritage resources we recognize?

Obviously, this section is a placeholder for the much more comprehensive work to come.

Page 104 - 2.12 PARKING POLICIES: a bullet should be included to formalize our practice of reformatting adjacent public ROWs to calm traffic and accommodate expanded parking (as per Red's in Ramsay, the angle-parking of McDougall Rd to protect park space behind the new affordable housing project in Riverside, the angle-parking of 9 Street NE to serve the retail in the new JEMM project in the Bridges).

Page 105 - SUSTAINABLE DEVELOPMENT: in this of all sections, we should probably reference climate change and the City's commitments to mitigation and adaptation.

PAGE 105 - SUSTAINABLE DEVELOPMENT

(Climate focus - ADD f. A renewable low carbon energy feasibility screening assessment may be required to support planning applications for proposed developments on sites greater than 1.0 hectares (Why not smaller sites with big impact? Or all buildings? Too soon? Or just remove this qualifier)

Page 105 - 2.13 SUSTAINABLE DEVELOPMENT POLICIES: a bullet should be added to encourage district energy and co-gen projects, particularly on sites exceeding 1.0 hectare.

PAGE 107 - NATURAL AREAS, PARKS AND RECREATION

(Climate focus - ADD Sentence "The conservation of natural areas, the restoration of disrupted systems, and natural recreation areas directly impact the city's Climate Mitigation strategy and provide potential of opportunities for carbon sink, and energy needs through shading and lessening heat loss in the winter as well as supporting a rich and biodiverse ecosystem.")

PAGE 109 - PEDESTRIANS

(Climate focus - ADD Pedestrian friendly infrastructure can and should, wherever possible, be implemented beyond just sidewalks, but provide access and connectivity for pedestrians in a well-networked, accessible and most direct route.)

PAGE 110 - CYCLING

(Climate focus - ADD sentence "Providing opportunities for alternative modes of transportation and reducing our reliance on vehicular and emissions-intensive transportation." Including but not limited to, introducing cul-de-sacs, cycle tracks along new and existing LRT lines, etc.)

2. 17 Cycling Policies

(Climate focus - ADD a, viii, should maximize interconnectivity throughout the city and support a comprehensive cycle network.)

PAGE 111 - TRANSIT

(Climate focus - ADD Sentence "Transit routes are a critical element of a well-connected mobility network. They provide excellent investment opportunities for reducing dependence on high-emissions, low-occupancy vehicular transportation and implementing the sustainability policies in the Climate Mitigation Plan.")

PAGE 117 - INVESTMENT STRATEGIES

(Climate focus Add - A Local Area Plan should identify potential investments to support the future growth concept such as:

ADD – energy and water use efficiencies and technologies as well as emissions reductions opportunities)

Page 131:

1. I can't tell the difference between the Active Frontage and the Commercial Flex lines on the map;
2. Why isn't Althea's store in an Active Frontage Policy Modifier area?!?
3. Why no Parks and Open Space Frontage across the alley from the rec centre, and why do the other parks get none at all?!?

Appendix 2: We failed to include the Neighbourhood Structure work that was developed through the New Communities Guidebook and then through the GreenLine ARPs. This is a miss. As we move to multi-community consideration we should also invest in a finer grain that speaks more intimately to where people are, the often forgotten history and heritage of those areas, and the opportunity to better rationalize the deployment and variety of Urban Form Categories.