

**AMENDMENTS TO THE MUNICIPAL DEVELOPMENT PLAN –  
THE DEVELOPED AREAS GUIDEBOOK  
BYLAW 19P2017**

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**EXECUTIVE SUMMARY**

This report presents the Developed Areas Guidebook (Guidebook) and associated Municipal Development Plan (MDP) amendments. In 2015 Council directed Administration “to investigate Transit Oriented Development (TOD) policy amendments as outlined in the Potential TOD Policy Implementation document and to undertake implementation by the end of December 2016”. The Guidebook supports TOD and community planning processes in the Green Line Station Area and Main Streets programs. Council approval of the Guidebook is required before the Green Line and Main Streets Local Area Plans or Plan amendments can be approved. M-2017-013 detailing new land use districts, and LOC2016-0201 and LOC2016-0202 implementing policy amendments and land use redesignations for Main Streets, will be heard subsequent to this report on the Guidebook.

The Guidebook is the third in a series of Guidebooks that will join the New Communities Guidebook and the Centre City Guidebook to complete Volume 2 of the MDP, and is intended to apply only to Developed Areas (see map: Location of the Developed Areas). Policies in the Guidebook are intended to be applied in combination with Local Area Plans. Guidebook policies will apply only where a statutory Local Area Plan references the Guidebook and states that it applies.

The Guidebook will provide a roadmap for redevelopment in changing communities, helping to provide a consistent approach to creating Local Area Plans and reviewing development applications. The result will be the development of clearer and more concise Local Area Plans that build on the foundation policies of the Guidebook, addressing the unique characteristics of individual communities. The Guidebook will fill the gap between MDP policy and implementation level policy, incorporating direction and interpretation of how to achieve the goals of the MDP at the community level, ensuring that the city wide goal of creating distinct, complete communities is achieved.

**PREVIOUS COUNCIL DIRECTION**

At the 2015 November 9 Combined Meeting of Council, through PUD2015-0765, Council decided to:

“ADOPT, Moved by Councillor Keating, Seconded by Councillor Carra, that the SPC on Planning and Urban Development Recommendations contained in Report PUD2015-0765 be adopted, as follows:

That Council:

1. Direct Administration to investigate Transit Oriented Development (TOD) policy amendments as outlined in the Potential TOD Policy Implementation document (Attachment 2) and to undertake implementation by the end of December 2016;”

At the 2016 July 25 Regular Meeting of Council, through PUD2016-0631, Council decided to:

“ADOPT, Moved by Councillor Chabot, Seconded by Councillor Carra, that the SPC on Planning and Urban Development Recommendations contained in Report PUD2016-0631 be adopted, as follows:



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That Council defer this item to return to Council, through Calgary Planning Commission, no later than the end of Q1 2017 to allow more time for community and industry engagement.”

Subsequently, at the 2017 January 23 Regular Meeting of Council, through PUD2017-0025, Council decided to:

“ADOPT, Moved by Councillor Chabot, Seconded by Councillor Demong, that the Committee Recommendations contained in the following Reports, be adopted in an omnibus motion:

GREEN LINE SE TRANSIT ORIENTED DEVELOPMENT POLICY- DEFERRAL  
REPORT, PUD2017-0025”

This report recommended to “defer this item to return to Council, through Calgary Planning Commission (CPC) no later than 2017 Q2” to ensure adequate time to align the policies of the Developed Areas Guidebook and the Local Area Plans being prepared in communities along the Green Line Southeast.

**ADMINISTRATION RECOMMENDATION(S)**

2017 February 23

1. That Calgary Planning Commission recommends **APPROVAL** of the Developed Areas Guidebook and the proposed amendments to the Municipal Development Plan.
2. Recommend that Council direct Administration to return to Council by Q3, 2018 with a report regarding the implementation of the Guidebook, with amendments if needed.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 19P2017; and

1. **ADOPT** the proposed amendments to the Municipal Development Plan (Developed Areas Guidebook), in accordance with Administration’s recommendation, as amended; and
2. Give three readings to the proposed Bylaw 19P2017.
3. **DIRECT** Administration to return to Calgary Planning Commission, no later than Q3, 2018 with a report regarding the implementation of the Guidebook, with amendments as identified through consultations with stakeholders, Calgary Planning Commission and pilot communities.



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**REASON(S) FOR RECOMMENDATION:**

Administration is recommending approval of the Guidebook (APPENDIX II) for the following reasons:

- The Guidebook will aid in the redevelopment of complete communities that are mixed use, vibrant, and adaptive to the needs of residents, businesses, and visitors.
- The Guidebook will provide a simplified process for developing Local Area Plans, allowing the policies common to all areas to be contained in the Guidebook, allowing Local Area Plans to focus on unique characteristics of a specific community.
- The Guidebook will provide a consistent approach to the development of new Local Area Plans, giving more certainty and clarity to the development industry and residents as to what is expected and where. It will apply to all new Local Area Plans with Main Streets and Green Line South East being the first completed following the Guidebook.
- The Guidebook will not impact already-approved plans, leaving certainty for those communities that have undertaken a Local Area Plan prior to the Guidebook.

**ATTACHMENT**

1. Proposed Bylaw 19P2017
2. Proposed Developed Areas Guidebook  
(Schedule A of Bylaw 19P2017)
3. Developed Areas Guidebook – CPC Amended Draft



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**LOCATION MAP**

Map1: Location of the Developed Areas





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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

1. Recommend that Council **ADOPT**, by bylaw, the Developed Areas Guidebook and the proposed amendments to the Municipal Development Plan 24P2009 (APPENDIX I and APPENDIX II).
2. Recommend that Council direct Administration to return to Council by Q3, 2018 with a report regarding the implementation of the Guidebook, with amendments if needed.

**Moved by: C. Friesen**

**Carried: 6 – 0**

Reasons for Approval from Mr. Friesen:

- I supported the approval of this guidebook as an important contribution to structuring the future redevelopment of large parts of the city. There is a great deal of merit in the policies outlined. It apparently was required foundation regulation for the subsequent Items 5.12 to 5.14 and deferring approval would have meant refusing these items as well.
- I did however have significant reservations regarding both the approval process and the content of the Guidebook. These concerns were somewhat addressed by the amendment direction to provide a review and report back to CPC within a specified time period. I hope that all of the important issues will be addressed by this process and CPC will be involved in the review.
- The greater part of my reservations remain as follows. Given the heated debate and the almost clause by clause review of the Guidebook by some members of CPC I expect a full discussion could have taken the full time of an already long session. I would suggest that a different mechanism be found for dealing with grammatical and formatting edits rather than taking time during CPC. I also feel that having additional following items dependant on this approval put undue pressure on CPC to approve the Guidebook. Items of this importance deserve separate and unhurried review.
- With regard to policy content there appeared to be a number of concerns about the direction of the Guidebook. One example was a comment from CPC members that driving toward 'complete communities' in the redevelopment of developed areas must be a priority as per the MDP. My quick reading of the MDP indicated that in the same section that mentioned 'complete communities' it also called for 'reinforcing the character, quality and stability of neighbourhoods'. In general I support the notion of complete communities but if an existing community is not 'complete' is that not part of its 'character' that warrants 'stability'. There appears to be an unresolved tension between these two directions.
- Another item of concern was my observation reinforced by comments from Commission that much of the conflict regarding the content of the Guidebook was based on an implicit change in planning regulation to a 'form based' rule system from the current and more conventional land use bylaw. My understanding of 'form based' regulation is that it results in a greater emphasis on building massing and



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configuration rather than land use and other details. As an architect I can certainly sympathize with this but I would like to know more about the advantages and disadvantages of this system before I would feel comfortable with the change.

- Also when I asked what authority there was for the change to a 'form based' system I was told that it was authorized by the MDP. After a review of the MDP I could find no mention of the system. I realize that 'form based' regulation is part of currently progressive planning theory but it seems such a fundamental change should be mentioned in the Guide and have some type of explicit authorization.

Comments from Ms. Juan:

- Some general themes of vague wording and repetitive jargon was used throughout the document. The guidebook as a whole may be missing some important items such as parking strategy, public realm strategy, and an industrial neighbourhood section. Working towards including these items in the next version, could be a good opportunity for advancement and innovation. Going forward, I recommend that administration develop measures of success to ensure the revised or future version of this document speaks to these items.

**2017 February 23**

**MOTION:** The Calgary Planning Commission accepted correspondence from:

- BILD Calgary Region dated 2017 February 23; as distributed, and directs it to be included in the report in APPENDIX VIII.

**Moved by: A. Palmiere**

**Carried: 8 – 0**

**AMENDMENT** In the Developed Areas Guidebook delete Section 3.1.2.C.2.g.

**Moved by: A. Palmiere**

**Carried: 6 – 0**

Absent: S. Keating and R. Wright

**AMENDMENT** In the Developed Areas Guidebook, Section 4.2.4.e. after "Encourage" and before "walls facing streets" delete "blank".

**Moved by: A. Palmiere**

**Carried: 6 – 0**

Absent: S. Keating and R. Wright

**AMENDMENT** In the Developed Areas Guidebook, heading of Section 3.1.1.C.3 delete "Residential Areas" and insert "Residential Development".

**Moved by: A. Palmiere**

**Carried: 6 – 0**

Absent: S. Keating and R. Wright



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<b>AMENDMENT</b>	<p>In the Developed Areas Guidebook Figure 2-2 insert a reference to Appendix 1 Table 3.</p> <p><b>Moved by: A. Palmiere</b> <b>Carried: 6 – 0</b> Absent: S. Keating and R. Wright</p>
<b>AMENDMENT</b>	<p>In the Developed Areas Guidebook, Section 4.2.5.b. after “Encourage commercial” and before “buildings to provide” insert “and multi-residential”.</p> <p><b>Moved by: D. Leighton</b> <b>Carried: 6 – 0</b> Absent: S. Keating and R. Wright</p>
<b>AMENDMENT</b>	<p>Amend Administration’s second recommendation to read “Recommend that Council DIRECT Administration to return to Calgary Planning Commission, no later than Q3, 2018 with a report regarding the implementation of the Guidebook, with amendments as identified through consultations with stakeholders, Calgary Planning Commission and pilot communities.”</p> <p><b>Moved by: G.-C. Carra</b> <b>Carried: 6 – 0</b> Absent: S. Keating and R. Wright</p> <p>Reasons for Approval of the Amendment from Mr. Friesen:</p> <ul style="list-style-type: none"> <li>I supported this amendment because the Guidebook appears to be a work in progress that warrants testing and revision. I also liked the idea of work with the Guidebook and information gathered being used to inform future refinement from the base up. I hope CPC can be a part of the review before the Guidebook returns for formal approval.</li> </ul>
<b>AMENDMENT</b>	<p>In the Developed Areas Guidebook amend in all relevant parts of the Guidebook, combine the Building Blocks of “Community Mid-Rise” and “Neighbourhood Mid-Rise” into a single Building Block entitled “Neighbourhood Centre” and regulate the former differences between the two with frontage rules.</p> <p><b>Moved by: G.-C. Carra</b> <b>LOST: 3 – 4</b> Absent: S. Keating and R. Wright Opposed: M. Logan, C. Friesen, M. Tita and D. Leighton</p> <p>Reasons for Opposition of the Amendment from Mr. Friesen:</p> <ul style="list-style-type: none"> <li>I did not support this amendment because there seemed to be a great deal of administrative change required at this point in the</li> </ul>



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process. I also heard conflicting reports regarding what the communities wanted. I understand the redundancy of having two forms at 6 storeys but this process/policy conflict should have been resolved before submission to Calgary Planning Commission or perhaps even before the communities were consulted.

**AMENDMENT**

In the Developed Areas Guidebook, Section 9.0, in the beginning of this enabling verbiage for the Guidebook, clearly state Council's direction, that this document play an "upwards" as well as it is stated "downwards" role with regard to its relationship to Volume I of the MDP.

**Moved by: G.-C. Carra**

**Carried: 6 – 0**

Absent: S. Keating and R. Wright



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**PLANNING EVALUATION**

The Guidebook provides a framework for creating new Local Area Plans. This new approach to creating Local Area Plans is intended to focus the contents on the unique features of each developed area and consolidate the common policies and guidance into a single reference point: The Guidebook. This will simplify future Local Area Plans and provide a consistent approach to the development of complete communities.

The foundation of the Guidebook is based on the existing Developed Areas typology defined in the MDP, Volume 1. It states where the Guidebook and Local Area Plans fit under the authority of the Municipal Government Act and where the Guidebook will apply.

**Background**

Council directed Administration to investigate Transit Oriented Development (TOD) policy amendments. Many of our developed communities are going through redevelopment, helping to accommodate growth and change. While some of them will experience growth as a result of new or existing transit stations in their community, all are faced with the challenge of ensuring a consistent approach to planning moving forward. As part of the review, Administration determined that not only was TOD policy needed to help address redevelopment around TOD, but that a community framework was needed to help ensure redevelopment will be addressed consistently throughout Developed Areas.

Council has approved multiple Local Area Plans since the MDP was adopted. The content, often replicates common elements; however, inconsistencies exist, particularly with land use and building form terminology for the same areas and built form within individual Local Area Plans.

The purpose of the Guidebook is to:

- 1) Set out a course of action to facilitate and manage change in existing communities that reflects good planning practice, MDP core objectives, in particular complete communities and community interests and values.
- 2) Provide a consistent land use framework that can be used and adapted throughout all future Local Area Plans, ensuring consistency between plans, reducing interpretation issues and time spent creating individual land use frameworks for each individual Local Area Plan. This approach still allows customization of this framework, when needed.
- 3) Combine common or typical policies, regarding urban design, mobility, infrastructure, open space, and community amenities, contained in all Local Area Plans for Developed Areas, providing consistent wording for these policies. This reduces or eliminates interpretation issues and ensures consistent and clear application of these policies.



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- 4) Allow for Local Area Plans to focus on the local, unique, and specific elements, eliminating the need to duplicate general, consistent sound planning policy. This allows for a streamlined and simplified process, and shorter timeframe for preparing a Local Area Plan.

Investigation

To develop a consistent community framework for Local Area Plans, Administration undertook the following steps:

- Examining MDP typologies and developing a framework of land use and urban form for local level application;
- Collaborating extensively with the Centre City, Green Line and Main Street planning teams to ensure alignment and consistency with policy direction;
- Incorporating flexible, adaptable elements from best planning practices including TOD, active by design, and form based code; and
- Creating a new approach based on Local Area Plans prepared since the implementation of the MDP.

The project began with a scan of other cities to see how they have approached large scale community planning for their developed communities. This type of project is not something many other cities have considered or attempted, particularly at this scale. Most cities have general development plans for their city, more aligned to our MDP and do not provide general implementation level policy above their Local Area Plans. Hamilton, Ontario, and a few other cities have been creating similar documents with broader community level application; however, few strong precedents were found.

Following the external review, Administration reviewed the majority of Local Area Plans (2000-2016) in the developed areas. Through this review, Administration identified a significant number of policies that were repeated throughout each plan. Subsequently, Administration evaluated current planning related corporate policies and objectives and determined sound planning policies that were suitable for all Developed Areas. Administration compiled these policies to form the basis of the Guidebook. This was a collaborative process that involved members from multiple City teams and business units. In addition, Administration worked with affected communities and a wide range of industry groups to ensure the policies are clear and implementable.

During the review of other recently created Local Area Plans, Administration concluded that there wasn't a common community planning framework being used throughout the Developed Area. Each plan contained its own community framework, for example using as many as 21 building blocks, with an average of 11 different typologies or character areas being used to describe the different forms and uses for each community.



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A resulting community framework was established for the Guidebook, which outlines the form and character of development. The intent of this framework is to share common attributes reflecting different areas in a community, based on building types and forms, intensity, urban design and community vision. This framework and building blocks were successfully piloted through both the Green Line South East and Main Streets engagement programs from June 2016 to January 2017. These programs will be the first to use the community framework, setting the standard for how to create future Local Area Plans.

Guidebook Community Framework

The Community Framework section identifies MDP goals related to complete communities and provides a set of interwoven core ideas for community level planning: compact strategic growth, multi-modal connectivity, and great and resilient communities.

Land Use and Urban Form

The Guidebook covers several major policy areas. Brief descriptions are provided below:

Community Category

Community areas provide the primary areas for growth and change in Developed Areas of Calgary over the next 30 years. They are compact urban places (Main Streets, Activity Centres, transit station areas) that anchor complete communities. This category contains a broad range of residential and commercial uses that may be arranged vertically within a building or horizontally across an area in multiple buildings within a community. Community areas are lively places where the greatest concentration of activity (working, shopping and living) occurs. Administration is proposing two new Land Use Bylaw districts, Mixed Use - 1 (MU-1) and Mixed Use - 2 (MU-2) to support these desired development outcomes. Amendments to the Land Use Bylaw to include these districts are also on the agenda for consideration today in a separate report.

Building blocks in this category define different scales, building forms, and diversity of development. They include:

- Community – Mid-Rise
- Community – Centre
- Community – High Density

Neighbourhood Category

Development in Neighbourhood policy areas respect and build from the successful established patterns and character of the community. They are predominantly composed of residential uses at a variety of densities to allow for appropriate intensity at the local level as well as for specific pockets that support commercial and service uses.



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Building blocks in this category define different scales, building forms, and diversity of development. They include:

- Neighbourhood – Limited
- Neighbourhood – Low-Rise
- Neighbourhood – Mid-Rise

Employment Category

These areas provide for significant employment concentrations, and industrial operations. These areas promote the transformation of industrial, office and commercial properties to more intensive, active and pedestrian-oriented communities. The primary uses are light to medium industrial, office and supporting commercial spaces as determined through the Local Area Plans process. Administration recognizes the changing nature of some developed, inner industrial areas. Future discussions or amendments to the Guidebook may be needed to create innovative solutions to the incorporation of limited or unique forms of residential, balancing the need to protect the city's industrial land base.

Building blocks in this category define different levels of employment intensity:

- Employment – Industrial
- Employment – Intensive

Urban Design

The Guidebook contains general policies that address urban design, focusing on site design, building design, building frontages, active frontages, historic resources and universal (accessible) design.

Multi-residential Developments

The Guidebook encourages the integration of multi-residential developments with other types of housing throughout communities in a manner that contributes to high quality living environments and provides transition to other housing forms, interface policies, and inclusion and good access to public services and amenities. APPENDIX III provides a summary of how the Guidebook multi-residential and urban design policies support Council direction related to needed guidance for multi-residential housing locations.

Parks and Open Space

This section identifies opportunities for open space improvements through the Local Area Plans and development applications that contribute to the Developed Areas network of parks and open spaces. Policies guide open space, park and plaza design, opportunities for improvement to the existing open space network and expectations for the riverfront and regional pathway connections.



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Mobility

This section identifies opportunities for improvements to the Developed Areas mobility network. Policies support a highly connected network of paths, streets and transit routes that aligns with corporate mobility strategies to support the level of services and amenities for the neighbourhood.

Infrastructure and Environment

This section provides general policy to ensure that utility infrastructure will adequately, safely and efficiently service development activity in each neighbourhood. They support City practices and standards for water and sanitary servicing, stormwater management and energy and environmental impacts.

Guidebook Implementation

The Guidebook will not apply retroactively to any already-approved Local Area Plans. New Local Area Plans may identify different policy standards than what is in the Guidebook as long as the exceptions are noted specifically in a Local Area Plan. Once the Guidebook is approved, the next Local Area Plans will be aligned with the Guidebook and APPENDIX VI identifies priorities for Local Area Plan reviews.

The Guidebook is a living document and will be amended as required to reflect planning needs or gaps. As part of our on-going efforts to make sure the Guidebook is successful, Administration will report back by Q3, 2018 regarding the successes of the Guidebook and any needed amendments. In addition, as more Local Area Plans are done that reference the Guidebook, any revisions or policy creation will be done in conjunction with a future Local Area Plan. Future updates to the Guidebook will ensure that standards across multiple plan areas are consistent and current.

**LEGISLATION & POLICY**

Municipal Development Plan Amendments

Administration is recommending that the MDP be amended to add the Developed Areas Guidebook: Volume 2, Part 3.

South Saskatchewan Regional Plan (SSRP)

The recommendations by Administration in this report have considered, and are aligned with, the policy direction of the South Saskatchewan Regional Plan (SSRP).



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**ENVIRONMENTAL SUSTAINABILITY**

A Sustainability Appraisal was conducted with the Office of Sustainability for both the Guidebook and Green Line SE. The results demonstrated the documents are aligned with corporate policies to move towards the 2020 Sustainability Direction. The Guidebook rated positively or neutrally for all objectives. It is noteworthy that no negative impacts were identified. The appraisal is contained in APPENDIX V.

**GROWTH MANAGEMENT**

No growth management overlays have been identified through the Guidebook process as this is an existing area with the Developed Areas Levy system in place. Any upgrades that are required as a result of growth and change would be identified through the local area planning process. The proposed amendment does not trigger capital infrastructure investment; therefore, there are no growth management concerns at this time.

**PUBLIC ENGAGEMENT**

The proposed amendments have been informed by stakeholder engagement that has occurred since February 2016. Engagement for the Guidebook was undertaken in collaboration with the Green Line SE and Main Street programs. Future engagement with other communities and industry would be required if amendments to the Guidebook are needed to address future desires. For a detailed summary of engagement, please see APPENDIX III.

**STRATEGIC ALIGNMENT**

Similar to the New Community and Centre City Guidebooks, the Developed Areas Guidebook will form part of the MDP. The framework and policies of the Guidebook align with the vision of the MDP and Calgary Transportation Plan (CTP) to make Calgary a sustainable, connected city of great neighbourhoods. The ability of the city to grow and densify in strategic areas is supported by policies that support increases in residential and employment densities in locations where transit and community amenities are most accessible. Creating these opportunities is critical to meet the needs of future citizens and markets for development.

Through PUD2016-0909, Council approved a new performance measure for Developed Areas. The annual change in the number of hectares of land within Local Area Plans that are subject to the Guidebook will be used as a performance measure. The performance measure will be published in the Developed Areas Growth and Change document and included in reporting on Action Plan in 2017 and 2018.



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**CONCLUSION**

The proposed Developed Area Guidebook will effectively fill the gap between MDP level policies and implementation level policies, providing the core policies necessary for a new format of Local Area Plans. This will ensure consistency, simplicity and better alignment to MDP goals; creating more complete communities today and into the future.



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**APPENDIX I**  
**AMENDMENTS TO THE MUNICIPAL DEVELOPMENT PLAN**

- (1) The Municipal Development Plan Bylaw, being Bylaw 24P2009 of the City of Calgary, is hereby amended as follows:
- (a) In Volumes 1 & 2 of the MDP, in each instance where the term “Neighbourhood Corridor” is used, delete and replace with the term “Neighbourhood Main Street”.
  - (b) In Volumes 1 & 2 of the MDP, in each instance where the term “Urban Corridor” is used, delete and replace with the term “Urban Main Street”.
  - (c) In section 1.2, delete the following text:

“Volume 2: Implementation Guidebooks  
Part 1 - New Community Guidebook  
Part 2 – Centre City Guidebook”

And replace with:

“Volume 2: Implementation Guidebooks  
Part 1 - New Community Guidebook  
Part 2 – Centre City Guidebook  
Part 3 – Developed Areas Guidebook”
  - (d) Delete section 2.2.1.b.iii and replace with the following:

“iii. Locating the tallest buildings and highest densities closest to transit stops and stations and in strategic sites, identified by a local area planning process, and stepping down heights and densities away from these sites;”
  - (e) Delete section 3.4.1.b and replace with the following:

“b. The highest densities and tallest buildings on the Main Street should be concentrated into “nodes” that occur at the intersections of the Main Street with other major transit streets or any Future Comprehensive Plan Area identified through a local area planning process. Between the nodes and any Future Comprehensive Plan Area, lower scales of commercial, residential and mixed-use development are appropriate.”
  - (f) Delete section 3.4.1.d and replace with the following:

“d. Develop an active street environment by encouraging retail and service uses at-grade with residential and office uses on upper floors along the Main Street core areas, with grade oriented residential uses in other areas.”



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(g) Delete section 3.4.1.q and replace with the following:

- “q.** Create a human-scale environment along the Main Street by generally encouraging a maximum of a 1:1 building height to right-of-way width ratio. Additional height should be considered through a Local Area Plan.

(h) Delete section 3.4.2.d and replace with the following:

- “d.** The Local Area Plan study area for a Urban Main Street should include all land fronting directly onto the Urban Boulevard, and extend back at least one block on either side, potentially extending along intersecting streets. The highest development densities are to be located on lands directly fronting onto the Urban Boulevard and any Future Comprehensive Plan Area identified through a local area planning process, stepping down to provide transition with lower scale buildings, as defined in Part 3 - Typologies for Calgary’s future urban structure.”

(i) Delete section 3.4.3.d and replace with the following:

- “d.** For Neighbourhood Main Streets that have no Local Area Plans, areas for significant intensification should include those parcels that front directly onto the proposed Neighbourhood Boulevard (as defined in the CTP).”

(j) Delete section 3.4.3.e and replace with the following:

- “e.** Encourage ground-oriented housing, low-scale apartments and mixed-use retail buildings within the Neighbourhood Main Street, with the highest densities occurring in close proximity to transit stops and in locations where they merge with Activity Centres, other Main Streets and any Future Comprehensive Plan Area identified through a local area planning process.”

(k) Delete section 3.4.3.g and replace with the following:

- “g.** Auto-oriented uses and designs that generate high volumes of traffic, consume large amounts of land in a low density form, require extensive surface parking, drive-thrus or create negative impacts for pedestrian travel and access should be discouraged.”

(l) Following Volume 2, Part 2, the “Centre City Guidebook”, add the Developed Areas Guidebook as Volume 2, Part 3 of the MDP, attached here to as APPENDIX II.



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(m) Insert the terms alphabetically, attached hereto as Schedule 1, to Volume 1, Part 6 – Glossary.

**Schedule 1: Terminology additions to the MDP, Part 6 - Glossary**

<b>Terminology</b>	<b>Definition</b>
accessibility	Ease of access and egress to any location by walking, cycling, transit and private vehicles for commercial vehicles (see universal design).
accessible housing	The construction or modification (such as through renovation or home modification) of housing to enable independent living for persons with disabilities.
active uses	Types of commercial uses on the main or ground floor of buildings adjacent to the sidewalk or street, which generate frequent activity in and out of a building or business entrance.
application stage	The appropriate or applicable stage when applications for Building Permits, Development Permits, Land use or Subdivision are reviewed.
retail ready	Retail ready buildings have appropriate floor heights, mechanical systems and other needs to accommodate retail uses in the future, while still allowing for non-retail uses at the time of application.
social inclusion	Actions to assist all individuals to participate in community and society and to encourage the contribution of all persons to social and cultural life.



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**APPENDIX II**

**THE DEVELOPED AREAS GUIDEBOOK**  
**MUNICIPAL DEVELOPMENT PLAN; VOLUME 2, PART 3**

<http://www.calgary.ca/developedareasguidebook>



**AMENDMENTS TO THE MUNICIPAL DEVELOPMENT PLAN –  
THE DEVELOPED AREAS GUIDEBOOK  
BYLAW 19P2017**

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**APPENDIX III**

**SUMMARY OF PUBLIC ENGAGEMENT**

**STAKEHOLDERS**

Both internal and external stakeholders were part of the creation of the Guidebook. Internal partners from most business units were engaged with the development of policy, as were members from various industry groups and community associations. Public citizens were also engaged.

Specifically, the public engagement process included:

- Stakeholder focus groups with land owners and developers;
- Public open houses, including an online open house, and feedback; and
- Reaching out to Community Associations and Local Area Plan public stakeholder groups.

**INDUSTRY STAKEHOLDERS**

The City invited representatives from government, industry, special interest groups and organizations to attend meetings about the Green Line SE plans and the Guidebook. The purpose of these meetings was to share information, identify issues and concerns, and gather feedback on the proposed policies.

<b>Dates</b>	<b>Groups engaged</b>
2017 February 2	- Industry Engagement
2017 January 31	- Industry Engagement
2016 September 21	- Kensington BRZ
2016 September 12 & 15	- Industry Engagement
2016 August 12	- Email Circulation August draft
2016 July 5	- Established Areas Working Group
2016 June 27	- Green Line Developer Advisory Group
2016 June 21	- Established Areas Working Group

On 2017 January 31 and February 2 final information and engagement sessions were held at the Municipal Building with industry members that included a presentation of the updated draft Guidebook and an opportunity for related discussion and questions prior to the submission deadlines for final comments.

The industry stakeholder group identified that there was an opportunity to simplify and provide consistent policy direction and interpretation for the Developed Areas. The Guidebook, as one of three guidebooks envisioned for the MDP, has been created as a home for these common policies to reduce repetition in ARPs and allow for more concise policy documents.



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As a result of industry engagement on the Guidebook, continual and significant revisions were made to the Plan. **Key Improvements** included:

- Re-organization, reformatting, and deleting repetitive sections;
- Removal of perceived overly prescriptive policy, in particular policies with defined metrics;
- Removal of conflicts between policies;
- Readability was improved with technical terms and concepts more clearly defined;
- Additional illustrations and tables included to support intent of policies; and,
- Refinement of building blocks to add more flexibility in relation to mix of land uses and building heights.

**COMMUNITY ENGAGEMENT**

Administration invited the public, residents and community organizations to attend a series of open houses about the Guidebook, Green Line and Main Streets projects. With over 40 engagement opportunities, the purpose of these open houses was to share information, identify issues and concerns, and gather feedback on the proposed policies and alignment.

Date	Engagement	Engagement Type
2016 November 17	Inglewood & Ramsay ARPs Open House	Public Open House
2016 November 15	Millican-Ogden ARP & South Hill SAP Open House	Public Open House
2016 October 26	Main Streets - 16 Ave & Bowness Rd (Montgomery) Open House	Public Open House
2016 October 26	Ramsay ARP & Guidebook Heritage & Density Information Session	Information Session for Community Association and stakeholder groups
2016 October 25	Main Streets - 17 Ave SE (Forest Lawn) Open House	Public Open House
2016 October 25	Inglewood ARP & Guidebook Heritage & Density Information Session	Information Session for Community Association and stakeholder groups
2016 October 20	Main Streets - 17 Ave & 37 St SW Open House	Public Open House
2016 October 19	Main Streets - 36 St NE Open House	Public Open House
2016 October 19	Millican-Ogden ARP Community Association meeting	Review Session with Community Association and stakeholder groups
2016 October 17	Main Streets - 1 Ave NE (Bridgeland) Open House	Public Open House
2016 October 6	Millican-Ogden ARP & South Hill SAP Community Association meeting	Review Session with Community Association and stakeholder groups



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2016 October 4	Main Streets - 17 Ave SW & 37 SW Open House	Public Open House
2016 October 3	Inglewood & Ramsay ARPs & Guidebook Transportation Information Session	Information Session with Community Associations and stakeholder groups
2016 September 29	Main Streets- 17 Av SE (Forest Lawn) Open House	Public Open House
2016 September 28	Main Streets - 16 Ave & Bowness Rd (Montgomery) Open House	Public Open House
2016 September 27	Main Streets - 36 St NE Open House	Public Open House
2016 September 26	Main Streets - 1 Ave NE (Bridgeland) Open House	Public Open House
2016 September 21	Ramsay ARP & Guidebook Land Use & Urban Design Information Session	Information Session with Community Association and stakeholder groups
2016 September 20	Inglewood ARP & Guidebook Land Use & Urban Design Information Session	Information Session with Community Association and stakeholder groups
2016 September 7	Ramsay ARP & Guidebook Transportation Infrastructure Information Session	Information Session with Community Association and stakeholder groups
2016 September 6	Millican-Ogden ARP Community Association meeting	Review Session with Community Association
2016 August 23	Inglewood ARP & Guidebook Parks & Open Space Information Session	Information Session with Community Association and stakeholder groups
2016 August 22	Ramsay ARP & Guidebook Parks & Open Space Information Session	Information Session with Community Association and stakeholder groups
2016 July 26	Inglewood & Ramsay ARPs Community Association meeting – Green Line & Guidebook	Information Session with Community Associations and stakeholder groups
2016 July 19	Main Streets - Killarney Community Association meeting	Information Session with Community Association and stakeholder groups
2016 June 29	Millican-Ogden ARP Community Association meeting	Review Session with Community Association and stakeholder groups
2016 June 23	Main Streets – Federation of Calgary Communities meeting	Information Session with stakeholder groups
2016 June 22	Millican-Ogden ARP & South Hill SAP Open House	Public Open House
2016 June 21	Inglewood and Ramsay ARPs Open House	Public Open House



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2016 June 15	Federation of Calgary Communities Open House	Information Session with stakeholder groups
2016 June 4	Rhubarb Fest	Public Event
2016 April 28	Inglewood & Ramsay ARPs Open House	Public Information Cafe
2016 April 27	96 Ave Green Line North Station Area Workshop	Public Open House and information gathering event
2016 April 26	Millican-Ogden ARP & South Hill SAP Open House	Public Open House
2016 April 12	72 Ave & Beddington Green Line North Station Area Workshop	Public Open House and information gathering event
2016 April 6	McKnight Blvd & 64 Ave Green Line North Station Area Workshop	Public Open House and information gathering event
2016 March 3	Ramsay ARP Community Association meeting	Information Session with Community Association
2016 March 1	Inglewood ARP Community Association meeting	Information Session with Community Association
2016 February 17	Lynnwood, Millican and Ogden ARP & South SAP Open House	Public Open House
2016 February 10	Inglewood & Ramsay ARPs Open House	Public Open House

As a result of public engagement on the Guidebook, continual and significant revisions were made to the Plan. **Key Improvements** included:

- Ensuring building blocks reflected concerns about density and height limits;
- Providing multiple building blocks to address different needs in each community;
- Ensuring Local Area Plans could still refine elements of the building blocks to address unique community characteristics;
- Ensuring policies for open space and heritage provided a good balance between protection and growth; and,
- Ensuring urban design policies provided integrity for new development while still allowing for unique local context.



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**APPENDIX IV  
MULTI-RESIDENTIAL INFILL GUIDELINES – UPDATE**

**PREVIOUS COUNCIL DIRECTION / POLICY**

On 2016 June 20, Council adopted the following direction regarding supplementary guidelines for Multi-Residential Infill.

1. Direct Administration to use the amended location criteria contained in Attachment 1 when evaluating and reporting on applicable land use amendment applications in the Developed Areas, including any associated policy amendments; and
2. Direct Administration to incorporate the guideline, policy and regulatory tools to guide the building and site design of multi-residential and ground-oriented infill into the Developed Areas Guidebook and with ongoing work on city-wide design guidelines and provide an update on this work in the report to the Calgary Planning Commission on the Developed Areas Guidebook.

**Developed Areas Guidebook**

The Guidebook provides a number of policies that provide guidance for building design, site design and location of multi-residential and ground-oriented infill development. These policies provide a foundation for local area planning and provide a starting point for general policies that could be applied more broadly.

The following sections provide policies applicable to the building and site design or location of multi-residential and ground oriented infill:

- Multi-Residential Development (Section 3.1.2)
- Site Design (Section 4.1)
- Building Design (Section 4.2)
- Parking and Vehicular Access (Section 4.4)
- Historic Resources (Section 4.7)

The general policies of the Guidebook offer a starting point for further policy, guidelines and regulation for multi-residential and ground-oriented infill. Next steps will include:

- ongoing refinement of the Guidebook;
- development of City wide urban design guidelines; and
- refinements of policy through the local area planning process.

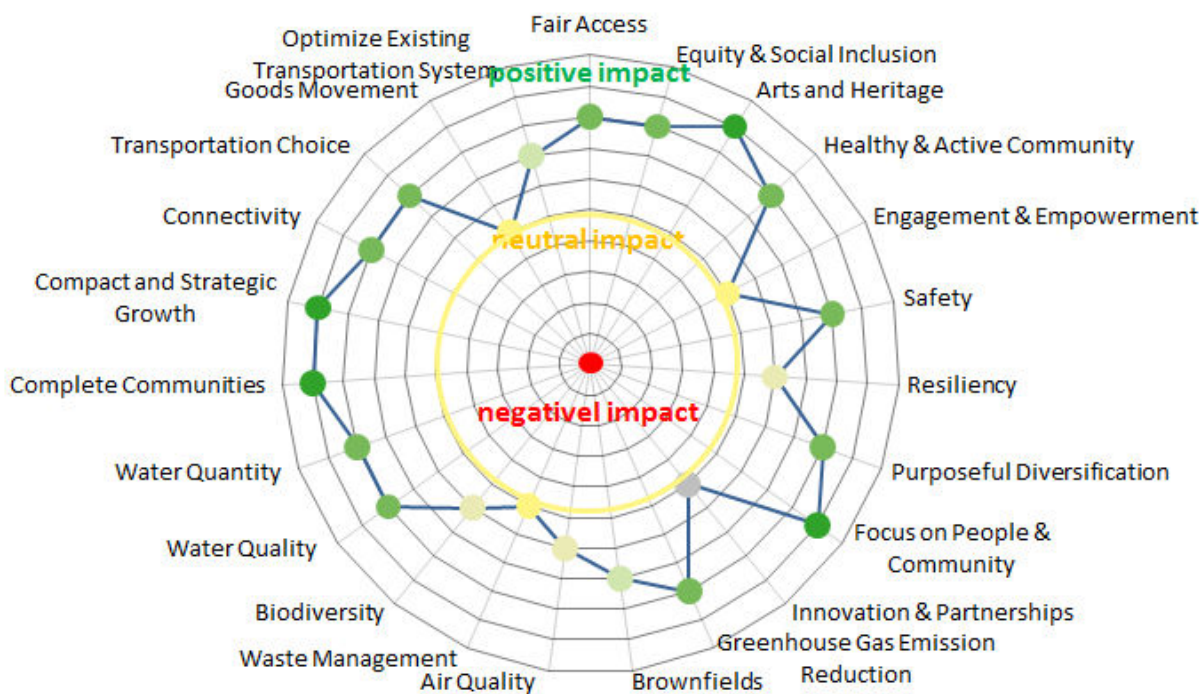


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APPENDIX V

SUSTAINABILITY APPRAISAL

**Sustainability Appraisal 2.0 Results - Developed  
Areas Guidebook**





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**APPENDIX VI**

**LOCAL AREA PLAN WORK IN COMMUNITY PLANNING**

As communities experience development pressure (increase in Land-Use and Development Permit activity), there is more community interest (and urgency) to either develop new or update existing Local Area Plans. Administration is assessing how to bring existing plans into alignment with the MDP (and/or develop new) in a coordinated manner. This will be in the form of a report that will be presented to the Standing Policy Committee of Planning and Urban Development (PUD) by the end of Q4, 2017.

In the meantime, as the current 2017 workplan and resources allow, administration has shortlisted the following communities for updated and or new Local Area Plans. Communities will be considered based on the considerations previously mentioned. Communities include:

- Killarney
- Manchester
- Kingsland
- Bridgeland/Riverside

The Developed Areas Guidebook will aid in preparing and amending Local Area Plans to ensure they are aligned, streamlined and focused on local characteristics and planning needs.



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**APPENDIX VII**

**LETTERS OF SUPPORT**



February 14, 2017

**Clint Robertson**  
Senior Heritage Planner  
City Wide Policy, Planning & Development  
PO Box 2100, Stn M, #8073  
Calgary, AB T2P 2M5

Dear Clint:

**Subject: Letter of Support re Developed Areas Guidebook**

The Calgary Heritage Authority (CHA) in its role to advise City Council and Administration on heritage related matters is pleased to support the heritage policies in the Developed Areas Guidebook (DAG).

We are pleased to see that many practices already undertaken by heritage planners and the City are being formalized into official City policy.

Specifically, we are pleased to see the following policies in the guidebook:

1. Acknowledge that the heritage value and heritage resources of an area include, but are not limited to, properties currently listed on Calgary's Inventory of Evaluated Historic Resources (Inventory).
2. Encourage the adaptive re-use of heritage resources in order to retain and conserve those resources, and where appropriate, support land-use re-designations that enable this conservation.
3. Discourage land use changes that would reduce the viability to retain a heritage resource(s).
4. Create incentives and tools to retain and conserve historic resources, including, but not limited to:
  - I. The voluntary transfer of unused development rights (heritage density transfer) from designated Municipal Historic Resources to development (receiver) sites; and,
  - II. The establishment of a community investment fund that can be used for heritage conservation purposes, especially community-specific restoration grant programs.
5. Ensure new development is contextual with adjacent heritage buildings and the existing heritage character of the block through the use of setbacks, massing, street wall height and landscaping.

Thanks again for the opportunity to provide our support. We look forward to continuing to working together on matters of heritage policy.

Sincerely,

A handwritten signature in black ink, appearing to read "P. Heard".

**Pam Heard**  
Chair, Calgary Heritage Authority



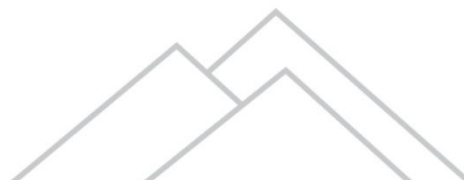
CALGARY HERITAGE AUTHORITY, P.O. BOX 2100, STN. M, #8073, CALGARY, AB T2P 2M5  
INFO@CALGARYHERITAGEAUTHORITY.COM | WWW.CALGARYHERITAGEAUTHORITY.COM



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**APPENDIX VIII**



February 23, 2017

Delivered by Email

Members of Calgary Planning Commission  
The City of Calgary  
PO Box 2100, Station M  
Calgary, AB T2P 2M5

Dear Members of Calgary Planning Commission:

**FILE: 2017 February 23, M-2017-010 Developed Areas Guidebook**

BILD Calgary Region would like to recognize Administration, staff, community and industry volunteers who have dedicated significant time, effort and energy throughout the past several months in the creation of the proposed Developed Areas Guidebook, to complete Volume 2 of the Municipal Development Plan, providing a roadmap for redevelopment in existing communities and supporting TOD, community planning processes in the Greenline Station Area and the Main Streets programs.

While industry is generally supportive of the Guidebook, the timelines necessary to accommodate delivery of multiple complex policies (including the Mixed-Use Districts, Main Streets Land Use redesignations and a variety of Greenline related ARPs, TOD, Station Area Plans and other local area policy) have resulted in a somewhat rushed and less fulsome review of the final version of the Guidebook being presented to Calgary Planning Commission than would otherwise have been preferred - through no fault of Administration, borne solely of the pressures on the policy delivery timeline requirements.

At this time, industry volunteers continue to review the details of the recently released version of the Developed Areas Guidebook and an extensive spreadsheet response from Administration identifying if and how industry inputs have informed revisions to the final edition of the Guidebook.

Accordingly, while further comment on the particulars of the Guidebook policy may be forthcoming prior to or at the upcoming Calgary Council Public Hearing, BILD members have highlighted an outstanding request as follows:



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It has been suggested that a key element of the Developed Areas Guidebook is Section 9.0 Interpretation and Implementation. Industry members have identified that this section is fundamental to understanding the purpose and intent of the Guidebook, and recommended that it should be repositioned at the fore of the policy document, perhaps in the 1.0 Introduction as a subsection (possibly subsection 1.4)

Again, BILD is appreciative of the collaborative environment facilitated by Administration in the drafting of the Developed Areas Guidebook and is committed to concluding a review of the policy document in advance of the Public Hearing – and recognizes the shared responsibility with Administration to ensure the Developed Areas Guidebook, as a ‘living document’, serves the higher purposes of the Municipal Development Plan.

Respectfully,  
BILD Calgary Region



Beverly Jarvis  
Director, Policy and Government Relations

c.c. Darrell Sargent, Lisa Kahn, Denise Carbol; City of Calgary