PROPOSED TEXT AMENDMENTS

All page numbers refer to Attachment 2 for Standing Policy Committee on Planning and Urban Development May 5, 2021.

A. Clarity, Predictability and Certainty

Clarity for the Guidebook's role and influence for local area plans

A1. Delete page 4, entitled "About the Guidebook" and replace with the following and renumber subsequent pages accordingly:

"Calgary is changing

Cities are changing rapidly

Cities all over the world are facing enormous pressures and challenges. Planning plays an important role in ensuring that Calgary remains a great place to work, live and play.

Population increase – Calgary keeps attracting more people and is expected to reach a population of 2 million by 2050. (Source: The City of Calgary, 2019 Civic Census)

Rapidly changing trends in demographics and household composition – Calgary's population is increasingly diverse and households are changing rapidly. While it was more common to see a 4-person household in the 1950s, we now see an average of 2 people per household in a variety of configurations. As of 2016, couples without children and 1-person households make up 47% of all households in Calgary. (Source: The City of Calgary, 2016: Calgary Profile – Chapter 2: Households, Families and Marital Status)

Housing affordability – Over the past 30 years, the average cost of a home has increased almost twice as fast as the average income. (Source: The City of Calgary, Corporate Economics, 2019). Housing supply and affordability is a major consideration for city building in the next decades.

Climate change – Large-scale, unpredictable weather events and changes to natural systems are increasing due to climate change.

The impact of the pandemic – In 2020, a global pandemic rapidly transformed the way Calgarians live, work and move. The struggles faced by people and communities have been exacerbated by this global crisis. The devastating and unpredictable impacts of the pandemic so far have highlighted the importance of city-building that is resilient and adaptable to future unanticipated challenges.

What is the Guidebook for Great Communities?

Planning policy for Calgary's future

The Guidebook contains tools and standard policies for use in **local area plans**. The Guidebook provides guidance on how to integrate new development into a community's existing urban fabric. Council policy, planning best practices and engagement with residents and stakeholders shaped the development of the Guidebook. The Guidebook is a non-statutory document that is approved by Council resolution.

A **local area plan** can use tools and policies from the Guidebook, along with unique policies developed during the planning process to respond to the local context. The policies in the Guidebook become part of a bylaw if they are embedded in a **local area plan** that is approved by Council.

City planning processes that are updated, efficient and aligned

In the face of these many challenges and a high degree of uncertainty, Calgary needs the tools that will allow it to become increasingly resilient.

There are currently hundreds of planning policy documents for various parts of the city, some of which are nearly 50 years old. The Guidebook serves as a compilation of all the best practice policies that **local area plans** can use as a starting point. By using Guidebook policies and tools as a starting point, older plans can be efficiently updated and new ones can be created in a timely manner. The Guidebook aligns with the policies and targets of the **Municipal Development Plan** (MDP).

The Origins of the Guidebook for Great Communities:

The Guidebook for Great Communities will replace the Developed Areas Guidebook when new **local area plans** are created in those areas. The Developed Areas Guidebook was created to support the development of new **local area plans**, similar to other Guidebooks in the Municipal Development Plan. Areas for alignment and improvement were identified when the Developed Areas Guidebook was applied. Council directed the development of a new Guidebook that had a stronger alignment with the **Municipal Development Plan** and would better address growth and change in our communities. The Guidebook is adapted from, and contains, many similar policies to the Developed Areas Guidebook, with a stronger focus on people-centred design.

The Municipal Development Plan

Calgary's **Municipal Development Plan** (MDP) is a statutory plan that lays out a vision for how the city will grow and develop over the next 30 to 60 years. Alberta's Municipal Government Act (MGA) requires that the council of every municipality must adopt a **Municipal Development Plan** by bylaw.

Together with the Calgary Transportation Plan (CTP), the MDP sets a long-term strategy of a more sustainable city form for Calgary and the transportation networks to serve it. To do so, the MDP encourages growth within the city to make the best use of existing land, reduce the cost of City services, locate residents closer to where they work, shop and play, and support increased mobility options. The long-range target set in the MDP is to accommodate 50% of Calgary's future population growth to the Developed Areas over the next 60 to 70 years, starting in 2009. (Source: The City of Calgary, Municipal Development Plan 2020).

What is a local area plan?

Planning for future growth and community changes

When a neighbourhood reaches an age and stage when revitalization and redevelopment starts to occur, a **local area plan** is a helpful tool to have in place. A **local area plan**, referred to as an area redevelopment plan under Section 634 in the Municipal Government Act, outlines a future vision for a community and provides policies that residents, landowners, builders, developers, City planners, and Councillors use to evaluate development proposals.

A local area plan supports communities experiencing redevelopment by outlining:

- An overarching vision and core ideas for the growth and change in the area.
- A future land use concept for where and how new development can be integrated into the neighbourhood over time (when development is proposed) in a way that respects and enhances the existing context of the area.
- Development policies (common and unique) to guide local development.
- Information about future local investments to support the area as redevelopment occurs.

The Guidebook includes scale modifiers and development building blocks, called urban form categories, which guide built form in a community. Together these tools are used to create a future growth concept for the **local area plan**. Specific regulations that shape development outcomes like heights, setbacks and lot coverages are regulated by the **Land Use Bylaw**. **Local area plans** and the Guidebook do not change the process for land use redesignations (sometimes referred to as zoning), which requires Council approval. Although the Guidebook does not change land use on the ground, it sets clear expectations so that when planning applications are submitted, there is a common understanding and interpretation of planning policy.

What is the process to complete a local area plan?

A collaborative planning process

The Guidebook for Great Communities provides common tools and policies as a starting point for developing a new **local area plan**. A common policy foundation ensures that all communities have access to a planning language to use to discuss future growth and development.

The City is committed to engaging key stakeholders and community-based groups, such as community associations and business improvement area representatives, prior to initiating a local area planning process. This includes discussing the plan area boundary, identifying stakeholders and determining how to best communicate with residents and stakeholders. A robust engagement strategy is created and customized to ensure a broad and diverse range of residents and stakeholders can participate in the local area planning process.

The local area planning process generally takes between 18 to 24 months to complete. Engagement draws local knowledge and insights into the process so that a plan is tailored to the unique characteristics and context of the area. The input collected through engagement is considered alongside technical information, such as infrastructure capacity and demographic changes, and overarching City policy direction and goals. A completed **local area plan** is presented to Council for adoption as a statutory plan under Section 634 of the Municipal Government Act.

What is the difference between statutory and non-statutory plan?

A statutory plan is a type of document authorized by provincial legislation (provincial statute). The Municipal Government Act of Alberta sets out a range of statutory plans that are available for use by municipalities in the province. Statutory plans must always follow the procedures prescribed by the provincial legislation and align with higher-order plans. A statutory plan must comply with requirements for public notification or engagement, and must be approved by bylaw, and only after a formal public hearing of Council.

Non-statutory plans are not bound by the procedures prescribed by the Municipal Government Act for statutory plans. Many community plans in Calgary are non-statutory. In Calgary, these were often passed by Council resolution. Unlike statutory policies, these policies are not required to be strictly followed by planning application decisions makers, including the Subdivision and Development Appeal. The Guidebook for Great Communities is a non-statutory plan.

Policy Language Explained:

The policies contained in this Guidebook use specific language to allow varying degrees of discretion.

Should: Policies that use the word "should" are to be applied in all situations, unless it can be clearly demonstrated to the satisfaction of The City that the policy is not reasonable, practical or feasible in a specific situation. Proposed alternatives with regards to design and performance standards should support the general policy intent.

Shall: Policies that use the words "shall" – "will" – "must" or "require" apply to all situations without exception, typically in relation to a statement of action, legislative direction or situations where a desired result is required. When a **local area plan** is being developed and approved, consideration must be given as to whether each policy uses flexible or strict language.

**How is the Guidebook amended over time?**

As **local area plans** are developed using the Guidebook, opportunities to improve the policies and tools may be identified. Through the sustainment program, opportunities for improvements, research and additional engagement will inform amendments that can be brought forward in a timely manner to Council. Sustainment ensures the Guidebook can be responsive to changes in planning best practice and unpredictable challenges and new opportunities that may arise.

How the Guidebook Fits in the Planning System

The Guidebook is a Council approved, non-statutory document that provides tools and guidance for local area plans.

All of the documents in Figure 1 are considered when Administration reviews and makes a recommendation on land use, subdivision or development proposals.

Figure 1: Policies that guide the review of planning applications
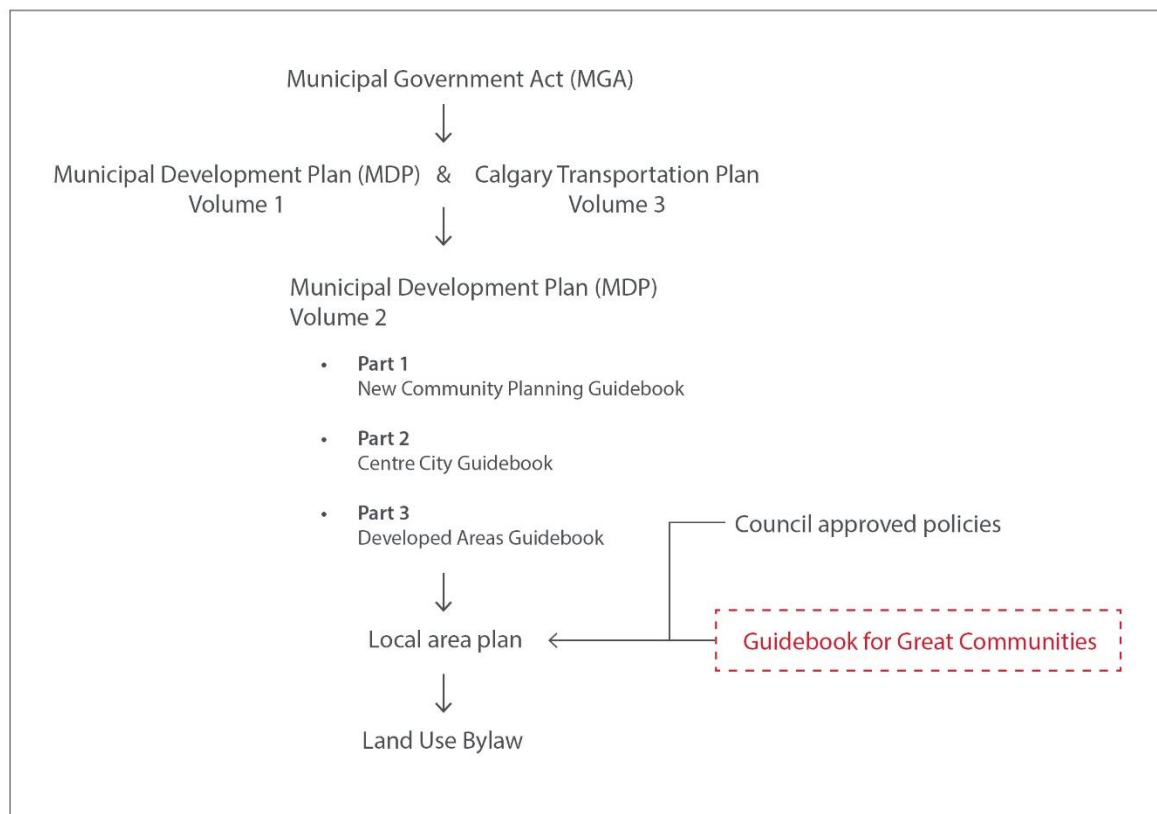
Municipal Government Act: governs how municipalities operate and land use planning in Alberta. The Municipal Government Act requires that the council of every municipality must adopt a **Municipal Development** Plan by bylaw.

Municipal Development Plan – Volume 1 and Calgary Transportation Plan: provides long-term, city-wide direction on land use, urban form and transportation. The **Municipal Development Plan** is implemented alongside the Calgary Transportation Plan.

Municipal Development Plan – Volume 2 – Guidebooks: translate the policies and objectives of the **Municipal Development Plan** Volume 1 and Calgary Transportation Plan Volume 3 into implementation policy that applies to specific areas of the city. These guidebooks only apply where a **local area plan** states they do.

> Part 1 - New Communities Planning Guidebook: sets development standards and provides a framework for new community design
>
> Part 2 - Centre City Guidebook: sets out a land use framework using building blocks and policies to guide growth and change in the Greater Downtown
>
> Part 3 - Developed Areas Guidebook: sets out a land use framework using building blocks and policies to guide growth and change in the Developed Areas

Local area plan: includes a range of policy plans for community areas. **Local area plans** direct the development, preservation or rehabilitation of lands and buildings and future land use patterns.

Council approved policies: influence and determine decisions, actions and other matters related to the City of Calgary.

Land Use Bylaw: defines uses and land use districts. The **Land Use Bylaw** lists permitted and discretionary uses in each land use district and provides specific rules for development standards such as building setbacks, lot coverage and building heights."

A2.   On page 9, delete all text.

A3.   Delete pages 11 and 12, including Figure 2, and renumber subsequent pages accordingly.

A4.   On page 17, delete all text.

A5.   Delete page 21, including Figure 5, and renumber subsequent pages accordingly.

A6.   On page 87, delete all text.

A7.   Delete page 90 and renumber subsequent pages accordingly.

A8.   On page 109, delete all text.

A9.   On page 123, delete all text.

Statutory standing

A10.   On page 5, entitled "Alignment with the Municipal Development Plan", in the second sentence of the first paragraph, replace "statutory" with "non-statutory".

A11.   On page 117, under the heading "Authority, Application and Interpretation", delete the first paragraph and replace with the following:

"The Guidebook is a non-statutory document, adopted by resolution of City Council. **Local area plans** are prepared as statutory plans under S.635 of the Municipal Government Act, using the Guidebook as a reference for common and best practice policies that could guide where and how redevelopment occurs in communities. The Guidebook is aligned with the Government of Alberta's South Saskatchewan Regional Plan, the Interim Growth Plan for the Calgary Regional Partnership and The City of Calgary's **Municipal Development Plan."**

A12.   In Section 4.6, entitled "Application of the Guidebook" replace policy a. with the following:

"a. A **local area plan** may incorporate specific policies from the Guidebook and may modify those policies to fit a specific community context."

A13.   In Section 4.6, entitled "Application of the Guidebook" delete policy b. and renumber accordingly.

A14.   In Section 4.6, entitled "Non-Statutory Components of the Guidebook" delete the heading "Non-Statutory Components of the Guidebook" and replace policy c. with the following:

"The Guidebook and all appendices are to be used as supporting information in developing a **local area plan** and are non-statutory."

A15. In Section 4.6, entitled "Monitoring, Review and Amendments",   in policy e., replace "amendments" with "alternative proposals".

A16. In Section 4.6, entitled "Monitoring, Review and Amendments", in policy g., delete ", in accordance with the Municipal Government Act".

A17. In Section 4.6, entitled "Monitoring, Review and Amendments", in policy h., delete "the Municipal Government Act and".

Goals for the Guidebook

A18. On page 13, under the heading "Identity and Place" replace the text with the following:

"Neighbourhoods are well-designed and create and enhance a sense of place that fosters community pride and identity."

A19. On page 14, under the heading "Goals for Great Communities", point 5, replace the text with the following:

"Provide spaces that foster and enhance a sense of place and are designed for everyone."

A20. On page 15, under the heading "The Guidebook within the Planning System", after the first sentence of the first paragraph, insert the following:

"Planning for communities includes making decisions to increase resiliency to future climate and economic changes. Climate and economic resiliency is a theme that stretches across all the goals for great communities."

B. Complete Communities

Role of the local area plan

B1.   In Section 2.1, entitled "Community Growth Policies", after policy a.(vii) add the following policy and update formatting accordingly:

"viii. consider opportunities for investment that contributes to community well-being."

B2.   On page 24, under the heading "Local Area Plans", replace the second paragraph with the following:

This section provides guidance for how a **local area plan** should be developed and structured. **Local area plans** bring together residents, businesses, developers, design professionals and City staff to work together to plan for the growth and evolution of their communities."

Engagement

B3.   In Section 2.2, entitled Local Area Plan Content Policies, before policy a. insert the following heading and policy and renumber subsequent policies accordingly:

"Engagement

Throughout the local area planning process, efforts will be made to reach a broad and diverse range of residents and stakeholders to ensure an inclusive and accessible engagement process.

a. A local area planning process shall:

  i.   seek to reach and involve a broad range of residents and stakeholders throughout the planning process;
  ii. offer opportunities for residents and stakeholders to provide local knowledge and insight about a plan area;
  iii. offer a range of accessible and inclusive engagement opportunities with consideration given to stakeholder interest levels, required time commitment, access to technology and experience with the planning process; and,
  iv. provide opportunities for residents of a plan area and stakeholders to be broadly informed and educated about a proposed local area plan."

Local area plan content policies

B4.   In Section 2.2, entitled "Local Area Plan Content Policies", replace policy b.(i) with the following:

"i. neighbourhood structure, including streetscapes and historic block patterns;"

B5.   In Section 2.2, entitled "Local Area Plan Content Policies", replace policy b.(ii) with the following:

"ii. community demographics and trends, including population projections, and household and mobility data;"

B6.   In Section 2.2, entitled "Local Area Plan Content Policies", after policy b.(ix) insert the following new policy and update formatting accordingly:

"x. significant healthy tree canopies;"

B7.   In Section 2.2, entitled "Local Area Plan Content Policies", replace policy c.(iii) with the following:

"iii. opportunity for diverse and inclusive housing forms, where appropriate, to meet the needs of current and future residents;"

B8.   In Section 2.2, entitled "Local Area Plan Content Policies", under the heading "Chapter 2: Enabling Growth", replace the first paragraph with the following:

"This chapter in a local area plan will include a future growth concept and community-specific policies. The development policies in this chapter implement the vision and should be specific to the local context and unique aspects of individual communities within the plan area."

B9.   In Section 2.2, entitled "Local Area Plan Content Policies", after policy d.(ii), insert the following policy and update formatting accordingly:

"iii. explore and identify opportunities through the engagement process for future significant projects, studies or investments to be included in the **local area plan**;".

Climate adaptation and mitigation

B10. In Section 2.2, entitled "Local Area Plan Content Policies", after policy d.(vi), insert the following policy and update formatting accordingly:

"vii. incorporate policy to support the protection and enhancement of tree canopies to achieve and implement the Urban Tree Canopy policy of the **Municipal Development Plan**.".

Considering vehicle-oriented uses

B11. Delete Section 2.3, entitled "Neighbourhood Commercial and Neighbourhood Flex Policies" and replace with the following:

"2.3 Neighbourhood Commercial and Neighbourhood Flex Policies

Land Use

a. Development in Neighbourhood Commercial and Neighbourhood Flex areas may include a range of uses in stand-alone or mixed-use buildings.

b. Vehicle-oriented uses are discouraged:
   i. in areas of high pedestrian activity;
   ii. within **transit station areas**; or,
   iii. where the use interferes with access to cycling infrastructure.

Site, Building and Landscape Design

In addition to the policies in Chapter 3, the following policies apply to Neighbourhood Commercial and Neighbourhood Flex areas:

c. Development in Neighbourhood Commercial and Neighbourhood Flex areas should:
   i. be oriented towards the street;
   ii. not locate parking between a building and a higher activity street;
   iii. provide access to off-street parking and loading areas from the lane, where possible;
   iv. provide frequent entrances and windows that maximize views to and from the street;
   v. use building articulation to provide a well-defined, continuous **street wall** and improve the pedestrian experience using varied textures, high-quality building materials and setbacks; and,
   vi. accommodate small variations in the **street wall** to integrate amenity space.

d. Where vehicle-oriented uses are provided, development should be designed to:
   i. minimize the number of locations where vehicles cross the sidewalk;
   ii. minimize driveway width or locate driveways on a lower activity street, where feasible;
   iii. incorporate landscaped areas;
   iv. provide well-defined pedestrian routes to transit stops and stations or adjacent residential areas; and,
   v. provide on-site pedestrian routes to minimize conflicts with vehicles, particularly near access and service areas.

e. Entrances or lobbies that provide shared access should be well-marked, be of a width that is consistent with other units along the same frontage and allow for clear sight lines to and from the building.

f. The **public realm** should provide continuous, unobstructed pedestrian routes supported by high-quality landscaping for pedestrian comfort.

g. Landscaped areas should be located to enhance and complement the interface between the building and the **public realm**.

h. Where units are located on the ground floor along lower activity streets or lanes, development should be designed to:
    i.   accommodate a range of uses;
    ii. provide on-site pedestrian routes along lanes to minimize conflicts with vehicles, particularly near access and service areas; and,
    iii. provide windows with views to the street or lane."

B12. In Section 2.4, entitled "Neighbourhood Commercial Policies", replace policy d. with the following:

"Vehicle-oriented uses are discouraged in Active Frontage areas."

B13. In Section 2.5, entitled "Neighbourhood Flex Policies", delete policy c. and renumber subsequent policies accordingly.

B14. In Section 2.5, entitled "Neighbourhood Flex Policies", delete policy g. and renumber subsequent policies accordingly.

B15. In Section 2.9, entitled "Vehicle-Oriented Commercial Policies" replace policy d. with the following:

"Vehicle-oriented uses are discouraged:
    i.   in areas of high pedestrian activity;
    ii. within **transit station areas**; or,
    iii. where the use interferes with access to cycling infrastructure."

Representation in the process

B16. Before page 4, insert the following text on a new page and renumber subsequent pages accordingly:

"**Land Acknowledgment**

In the Blackfoot language, Calgary is Moh'kin'stis; in Stoney Nakoda, Wiçispa Oyade; in Tsuut'ina, Gu'tsi'tsi and in Métis, it is Otoskwunee. For each of these Indigenous languages, the words translate to 'Elbow,' representing the confluence of the Bow and Elbow Rivers. This is where the story of Calgary begins as the confluence has been a trading hub for Indigenous peoples for millennia and the site where they celebrated natural abundance, ceremony, culture, and partnerships.

This document acknowledges the traditional lands of the Treaty Seven Nations – the Blackfoot confederacy, (Siksika, Kainai, Piikani), the Tsuut'ina, the Îyâxe Nakoda Nations (Bearspaw, Chiniki, Wesley), the Métis Nation of Alberta, Region 3, and all people who have made Calgary their home. This document honours their long history and deep connections to this land."

B17.   On page 6, in the first column, under the heading "Who uses the chapters" replace the first row with the following:

"Applicants, developers, and design professionals submitting an application."

B18.   On page 89, under the heading "Who uses this chapter?" replace the first bullet point with the following:

- "applicants, developers and design professionals submitting planning applications;"

B19.   On page 111, under the heading "Who uses this chapter? Replace the third bullet point with the following:

- "applicants, developers and design professionals when preparing a planning application that utilizes one of the implementation tools."

B20.   On page 125, entitled "Appendix 1: Local Area Plans and The Guidebook for Great Communities" replace the first sentence of the first paragraph with the following:

"**Local area plans** bring together residents, businesses, developers, design professionals and City staff to work together to plan for the growth and evolution of a community using the principles and goals in the Guidebook."

Mobility

B21.   On page 103, under the heading "Mobility" replace the second sentence with the following:

"A well-connected mobility network that includes options for walking, cycling, taking transit and using personal vehicles provides people with mobility choices to meet a variety of needs and preferences year-round. Winter travel preferences and needs are unique and should be accounted for to ensure a safe and accessible mobility network."

C. Heritage

Protect our heritage resources

C1.   In Section 3.8, entitled "Heritage Resources Policies" replace policy g. with the following:

"New development should be compatible with the context of abutting sites on the Inventory using setbacks, massing, street wall height and landscaping."

D. Neighbourhood Stability and Character

Recognizing specific housing types and certainty on housing forms

D1.   On page 45, delete the second paragraph that references Map 1.

D2. Delete pages 48 to 50, including Map 1 and replace with the following:

"**2.8 Neighbourhood Local Policies**

Purpose

a. A **local area plan** should identify Neighbourhood Local areas of a community with the following characteristics:
    i. residential buildings;
    ii. low to moderate transit service; and,
    iii. low pedestrian activity along streets.

Limited Scale Policies

A variety of scales may be applied to Neighbourhood Local areas, but where the scale is three storeys or below (Limited Scale), a range of low density housing forms are appropriate. The age, layout and physical characteristics of communities may influence how and where development of low density housing forms occurs.

The policies in this section only apply to Neighbourhood Local Areas that have the Limited Scale modifier. Limited Scale policies recognize that single-detached housing is, and will continue to be, a desirable housing form and may be developed anywhere within Neighbourhood Local, Limited Scale areas. Secondary suites will continue to be allowed where they are currently permitted by the Land Use Bylaw and do not form part of the unit count when considering the following policies.

In addition to the policies in Chapter 3 regarding built form (including site, building and landscape design), a **local area plan** may also consider limiting massing over two storeys, where appropriate, as outlined in Limited Scale policy 2.23(b).

b. Secondary suites are permitted where already allowed by the existing land use designation and are not considered a unit in the following policies.
c. Building forms that contain one or two residential units are supported in Neighbourhood Local, Limited Scale.
d. Building forms that contain two or more residential units in Neighbourhood Local, Limited Scale should not be located in areas identified as a Single-Detached Special Policy Area.
e. Building forms that contain three or more residential units should be supported in the following areas:
    i. within **transit station areas**;
    ii. near or adjacent to an identified **Main Street** or **Activity Centre**;
    iii. on higher activity streets, such as where there are adjacent regional pathways or higher volumes of private vehicle or pedestrian activity in a community; and,
    iv. where the parcel has a lane and parking can be accommodated on site.
e. Building forms that contain three or more residential units in Neighbourhood Local, Limited Scale should be designed to complement the surrounding context and consider the impacts of massing, lot coverage and setbacks on the following:
    i. access to sunlight and shade on adjacent parcels; and,
    ii. protection of existing, healthy trees or landscaping on the parcel, where appropriate.

Single-Detached Special Policy Area

There may be areas within a community where residents wish to limit all future development to a single-detached housing form. This tool may be considered during the **local area plan** process and a

portion of a community may be identified as a Single-Detached Special Policy Area in the **local area plan**. The extent of the Single-Detached Special Policy Area will be informed by City policies, the existing context and the future vision for the area. Secondary suites will continue to be allowed where they are currently permitted by the Land Use Bylaw.

    f.   A **local area plan** may identify that a portion of a community may be restricted to a single-detached building form through a Single-Detached Special Policy Area in Neighbourhood Local, Limited Scale.

    g.   A **local area plan** should not identify a Single-Detached Special Policy Area:
        i.   within **transit station areas**;
        ii.   near or adjacent to an identified **Main Street** or **Activity Centre**; or,
        iii.   on higher activity streets, such as where there are adjacent regional pathways or higher volumes of private vehicle or pedestrian activity in a community.

    h.   A **local area plan** shall not use a Single-Detached Special Policy Area to restrict uses already allowed by the existing land use designation, such as applying it to a parcel which already allows for a semi-detached building form."

D3.   On page 84, in Section 2.29, entitled "Varying Building Scale Policies" delete policy b.

Restrictive Covenants

D4.   On page 125, under the heading "The following information may be used to inform the development of a local area plan or supplementary material, such as an appendix" add a fourth bullet point with the following:

- "the built form of communities, which may have developed as a result of historic restrictive covenants."

D5.   On pages 131 and 132, delete Appendix 2: Neighbourhood Local Limited Scale Residential Intensity, including Table 1.

E. Other Textual Amendments

E1.   On page 20, under the heading "What is this chapter about?", in the first bullet point, replace "providing" with "to provide".

E2.   On page 20, under the heading "What is this chapter about?", in the second bullet point, replace "establishing" with "to establish".

E3.   On page 28 replace Figure 8: Summary of Urban Form Categories, Additional Policy Guidance and Scale Modifiers with a revised Figure 8: Summary of Urban Form Categories, Additional Policy Guidance and Scale Modifiers.

Figure 8: Summary of Urban Form Categories, Additional Policy Guidance and Scale Modifiers.

Figure 8: Summary of Urban Form Categories, Additional Policy Guidance and Scale Modifiers
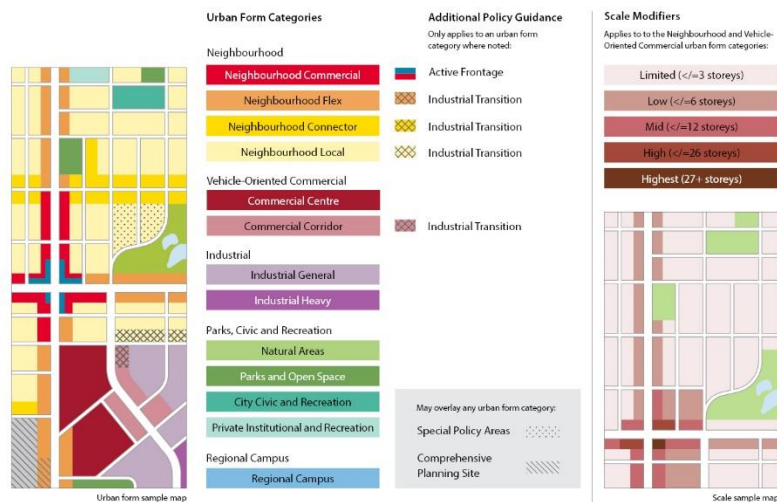
E4.   On page 75, under the heading "Comprehensive Planning Site", replace the first sentence with the following:

"Comprehensive Planning Sites identify and provide direction for one or more parcels where additional planning or supplementary site design will be needed to support future planning applications."

E5.   In Section 2.22, entitled "Comprehensive Planning Site Policies", replace policy a. with the following:

"A **local area plan** should identify Comprehensive Planning Sites for a parcel or parcels larger than one hectare, and where the future redevelopment plans of the site cannot be determined through the local area planning process."

E6.   On page 89, under the heading "What is this chapter about?", in the first and second bullet points, replace "providing" with "to provide".

E7.   In section 3.13, entitled "Parking Policies", under policy i.(iii), replace the word "re-use" with "reuse".

E8.   On page 111, under the heading "What is this chapter about?", in the first bullet point, replace "providing" with "to provide" and replace the word "optional" with "a range of".

E9.   On page 111, under the heading "When do you use this chapter?" replace the word "optional" with "potential" in the second bullet point.

E10.   On page 112, entitled "Funding Tools and Investment Strategies for Communities", in the last sentence of the first paragraph, bold the term "**local area plans**".

E11.   On page 114, entitled "Heritage Guideline Area Tool for Communities", in the last sentence of the first paragraph delete the words, "or consideration as a heritage resource."

E12.   On page 115, under the heading "Transit Station Area", in both the second and third sentences, bold the term "**transit station areas**".

E13.   On page 119, delete the term "**Escarpment**".

E14.   On page 119, under the term "**Heritage Resource**", replace the word "palaeological" with "palaeontological".

Naming

E15.   Throughout the document, replace all instances of "Guidebook for Great Communities" with "Guide for Local Area Planning" and replace all instances of "the Guidebook" with "this Guide".