

SUMMARY OF PROPOSED AMENDMENTS

The following tables summarize and reference the Proposed Text Amendments (Attachment 3). These are amendments that respond to public feedback and input that was received through the Public Hearing, as well as follow-up engagement. These tables are organized around the themes outlined during the engagement sessions in Attachment 6.

Theme: A. Clarity, Predictability and Certainty

Description	Summary of Proposed Amendment	How the Amendment Relates to What We Heard	Ref.
Clarity for the Guidebook's role and influence on local area plans	Add a "Before You Begin" page to the Guidebook to outline how the Guidebook fits with the Municipal Development Plan and other city policies, a general overview of the engagement process for local area plans, and the process for future amendments.	<ul style="list-style-type: none"> Residents want to understand what this document is, what it does, where it fits in and how it affects their communities Confusion on how this document fits in the planning process Plain language is needed to increase understanding 	A1
	Removes the story-telling elements of the Guidebook to separate the story components from the technical policies. The story may be repurposed for educational purposes in sustainment work for the Guidebook.	<ul style="list-style-type: none"> The story-telling elements confuse people and make it unclear what the document is for. Is it a story or a technical planning document? Need to separate out the technical elements of the document and use the other components for education 	A2 to A9
Statutory standing	Changes all references from statutory to non-statutory within the Guidebook.	<ul style="list-style-type: none"> Some people support this as a non-statutory document as it allows local area plans to incorporate the policies, they need in addition to applying context specific policies Some people support this as a statutory document so that it can remain consistent for all local area plans and minimize the need for amendments to local area plans 	A10 to A17

Goals for the Guidebook	To update the goals in the Guidebook to enhance great communities, as well as recognizing that climate change is a theme that is embedded throughout the Guidebook	<ul style="list-style-type: none"> The document should be about enhancing already great communities There is a need to recognize that climate change is a theme throughout the document 	A18 to A20
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Theme: B. Complete Communities

Description	Summary of Proposed Amendment	How the Amendment Relates to What We Heard	Ref.
Role of the local area plan	<p>The following amendments state that local area plans also need to recognize the following:</p> <ul style="list-style-type: none"> Community investment Neighbourhood structure, including streetscapes and historic block patterns Significant tree canopies Diverse and inclusive housing forms Unique aspects of individual communities within the plan area 	<ul style="list-style-type: none"> Recognize individual communities and their unique characteristics when developing a local area plan Recognize community well-being as a planning consideration 	B1 to B9
	<p><u>Engagement</u></p> <p>Outlines engagement commitments for local area planning projects to ensure that residents and other stakeholders are meaningfully engaged early and throughout the process.</p> <p>This also relates to a sustainment item on engagement.</p>	<ul style="list-style-type: none"> Residents want to know how they can be involved Residents want to be engaged in a meaningful way during the local area plan Need to ensure future engagement is broadly accessible and inclusive Community Associations should be included early or before a local area plan begins 	B3
	<p><u>Climate adaptation and mitigation</u></p> <p>Incorporates changes to a policy to support the protection of existing tree canopies in alignment with the Municipal Development Plan.</p>	<ul style="list-style-type: none"> Protecting tree canopies, particularly in older communities, is very important to residents 	B10

Considering vehicle-oriented uses	Allows for vehicle-oriented uses (e.g., drive throughs) to be considered on Main Streets and in Activity Centres.	<ul style="list-style-type: none"> Flexibility is needed to support the development of these streets, including recognizing that the car is necessary in Calgary, particularly in the winter 	B11 to B15
Representation in the process	Add a land acknowledgement at the beginning of the Guidebook	<ul style="list-style-type: none"> Recognizing pre-colonial history Need to move towards having more diverse, inclusive and equitable communities and have representation 	B16
	Expanding on who uses the Guidebook	<ul style="list-style-type: none"> Applicants also include design professionals such as architects and landscape architects 	B17 to B20
Mobility	Recognize how mobility changes in the winter.	<ul style="list-style-type: none"> Recognizes that the car will continue to be an important option, especially in the winter 	B21

Theme: C. Heritage

Description	Summary of Proposed Amendment	How the Amendment Relates to What We Heard	Ref.
Protect our heritage resources	Incorporates a revised policy where the redevelopment of sites that are adjacent to those that are on the Inventory of Historic Resources need to consider the community context.	<ul style="list-style-type: none"> Setbacks, massing, street wall height and landscaping should be considered when next to properties on the Inventory 	C1

Theme: D. Neighbourhood Stability and Character

Description	Summary of Proposed Amendment	How the Amendment Relates to What We Heard	Ref.
Recognizing specific housing types and certainty on housing forms	<p>The following amendment addresses the comments that were received from the March 22-24, 2021 Public Hearing speakers and submissions, as well as subsequent engagement undertaken by the City team. This amendment addresses the following main concerns as they relate to Neighbourhood Local, Limited Scale:</p> <ul style="list-style-type: none"> • Zone A and B unfairly target inner city communities; • Residents want the ability to identify where different housing forms, such as single-detached, are in a local area plan; and, • Residents want to have criteria for where more intense low density forms, such as rowhouses, will be located. <p>Single-detached areas within a community may be identified as a Single-Detached Special Policy Area. This tool provides criteria as to where these Special Policy Areas cannot be located, and that uses cannot be downzoned through a local area plan (e.g., if the parcel is already R-C2, it cannot be located in a Single-Detached Special Policy Area). Additional policies have been included to consider the impact of low density residential buildings that contain three or more units (which may also contain secondary suites where permitted by the Land Use Bylaw).</p>	<ul style="list-style-type: none"> • Concerns with increased densification and lack of granularity in the local area plan • Concerns that the Guidebook allows for increased density everywhere in communities without community engagement • Concerns about compatibility of more intense low density forms (such as rowhouses) within the existing community context, especially impacts such as shadowing and increased lot coverage • Need to have certainty on housing forms and where they will go • Single-detached forms need to be protected in Calgary’s communities • Concerns with not providing redevelopment opportunities in these areas and the resulting socio-economic stratification • Need to eliminate Zone A and B, as it creates unfair targeting of inner-city neighbourhoods, all communities should be treated the same when it comes to accommodating growth 	D1, D2 and D5

	Chapter 3 policies that guide built form (such as site, building and landscape design) also apply to the Neighbourhood Local areas, as they do to all Neighbourhood, Vehicle-Oriented Commercial and Parks, Civic and Recreation urban form categories.		
	Delete a policy that would allow the Development Authority to consider applications that exceed the scale modifier.	<ul style="list-style-type: none"> Address the need for certainty 	D3
Restrictive covenants	Additional text that recognizes the role of historic restrictive covenants in developing some older communities and that the information needs to be considered when developing a local area plan and its supplementary materials.	<ul style="list-style-type: none"> Concerns with pitting residents against each other where restrictive covenants exist Need to recognize the role of restrictive covenants on communities, including how it influences how communities may have developed in the past Residents believe that the City should adhere to restrictive covenants when reviewing applications Concern that restrictive covenants don't reflect the changes in communities over time 	D4

Theme: E. Other Textual Amendments

Description	Summary of Proposed Amendment	How the Amendment Relates to What We Heard	Ref.
Minor textual amendments	Minor amendments that address grammar, bolding defined terms, spelling errors and items for clarification.	<ul style="list-style-type: none"> Clarity and consistency in the document 	E1 to E14
Naming	To revise the name, and all instances of the name, of the document to the "Guide for Local Area Planning" or the "Guide"	<ul style="list-style-type: none"> That the name of the document clearly reflects whether this document is statutory or non-statutory and explains its role in local area planning. 	E15