SUMMARY OF ITEMS NOT BEING CONSIDERED

The following items were identified through the Public Hearing process from speakers, submissions and Council. These items will not be addressed by Administration through amendments to the Guidebook or through sustainment at this time, with details outlined in the table below.

Theme: Clarity, Predictability and Certainty

Description	Item	Details
Clarity for the Guidebook's role and influence on local area plans	Changing policies from "should" to "shall".	As the Guidebook is being proposed as non-statutory, the conversion of these policies to "shall" is left up to the discretion of the local area planning process if they choose to incorporate the policy into the document. Additional policy may be added in the local area plan to operationalize policies or provide context specific adjustments.
	Repeating policies from the Municipal Development Plan where it refers to climate change, urban canopy and other aspects.	The Guidebook does not repeat policies from other documents, as those may change over time. All applications need to review any Council approved policy that applies to that area.
	Minor textual amendments for grammar.	There were a number of suggested amendments related to grammar that were not in alignment with the writing style of the document.
	Minor content amendments.	There were a number of suggested amendments that duplicated content in the Guidebook and were not necessary.

Theme: Complete Communities

Description	Item	Details
Metrics and growth targets	Allow for density targets to be established for a local area plan.	Local area plans will continue to look at the impact of where and how density is accommodated, including looking at infrastructure capacity, during the process. This may consider further work with respect to metrics and growth targets as identified in the Municipal Development Plan. Administration will look at potential updates to the Guidebook in relation to this and other sustainment items.
Mobility	Incorporation of parking regulations and user pricing into a local area plan.	This is not an appropriate detail in the local area plan and is managed and reviewed by a City partner on a regular basis with respect to demand, pricing, and turnover.
Climate adaptation and mitigation	Specific tree protection policies, including those located on private land and how they would be protected during development.	Many of the proposed are policies that already exist and are enforced at the development permit stage. Additional policies may arise as a result of the Motion Arising on private tree protection, as identified in the sustainment table.

Theme: Heritage

Description	Item	Details
Protect our heritage resources	Make development permit applications for all identified heritage assets discretionary to allow for Community Association circulation.	In the Heritage Conservation Tools and Incentives program, Layer 2 (Heritage Guideline Areas) would make all uses within them discretionary, requiring notice postings and circulations.

This is difficult to extend this to all heritage assets as it requires land use redesignation of these properties and the buildings could be altered in a way that it no longer qualifies as a heritage asset. This may also incentivize the loss of heritage assets. |

	Extend protections for potential heritage resources awaiting evaluation and inclusion on the Inventory of Evaluated Historic Resources.	The Inventory of Evaluated Historic Resources does not provide protections for properties. There is no legal mechanism to prevent demolition, and additional restrictions may inadvertently incentivize the removal or changes of these buildings.
	Identification and mapping of buildings suitable for repurposing.	The City cannot control how an owner chooses to use or adapt their building. While this may be an appropriate policy for City-owned buildings, this cannot be enforced or regulated for private property, particularly if the building or property is not Municipally or Provincially designated.
	Policies for development that is adjacent to properties that might be or are being evaluated for being on the Inventory.	This is a challenging policy, particularly for properties that ultimately do not qualify to be on the Inventory. This may incentivize demolition of these properties to allow for developments to occur or encourage property owners not to seek designation. Properties that are on the Inventory, and not Municipally or Provincially protected, may be demolished.
	Text that states what heritage sites are.	This is repeated content from the City of Calgary's guidelines on how heritage is evaluated.
	An exhaustive list of what additional elements could be considered when developing a Heritage Area Guideline.	This list does not need to be amended at this time and was not intended to be an exhaustive list. This proposal also included references to public property as well as elements that may infringe on private development rights without compensation, such as affecting lot coverage or building height.
	Removing parcel size from what cannot be included in a Heritage Guideline.	According to the work already undertaken by the Heritage Tools and Incentives program, there is value in not protecting parcel size, as future subdivisions may help to protect a heritage asset while allowing for redevelopment that would fit in with the historic block pattern of the area.
	Align the new housing forms that define the intended intensities of the housing forms with the identified	This is already accommodated through the Heritage Conservation Tools and Incentives program approved by Council,

Protect our heritage streetscapes	Heritage Guideline Areas (those with at least 25% of the block face identified as "heritage assets"). Specify maximum scale, massing, lot coverage, and include side setback criteria in the heritage area policies. These changes are necessary to support streetscapes.	where Layer 3 (Heritage Direct Control Districts) would address these specific concerns. Layer 2 (Heritage Guideline Areas) would be developed to address architectural characteristics that are common features of an area.
	Protect residential heritage areas adjacent to heritage Main Streets (commercial areas) where they could potentially form a "district".	There is work underway through another Heritage Conservation Tools and Incentives project that looks specifically at Commercial Heritage Areas. Adjacent residential areas adjacent to these Main Streets already received direction from Council in July 2020 to be excluded from the heritage tools in the Guidebook.
	Insert a new tool and term for "Heritage Guideline District" for groupings of heritage sites and heritage assets.	This is not being considered or recommended by the City at this time. If appropriate, it will be included in the Guidebook at a future date after additional work on the Heritage Conservation Tools and Incentives program has been completed.
Heritage resources	To include heritage resources as a part of the introduction of "Why is the Guidebook for Great Communities" and to include the terminology of "enhancing" under Identity and Place.	This is being addressed and incorporated elsewhere in the document regarding "enhancing" communities. The theme of protecting heritage is woven throughout the document, as well as enhancing, not just creating, great communities. As this is a more of a general heading, it is more appropriate in another location.
	Identification of key performance indicators for heritage retention and risk assessments for heritage.	Many of these items may be in contradiction or risk the program already underway. As work is completed, there may be changes in tools or metrics that can be incorporated into the Guidebook at a future date.
	Include a risk assessment for heritage loss during the local area planning process.	Administration would, as part of background research for a local area plan (2.2 Local Area Plan Content Policies), outline community characteristics such as pathways (planned and built), parks,

		school sites, commercial areas and heritage assets. This information would help to inform engagement and conversations about the plan area.

Theme: Neighbourhood Stability and Character

Description	Item	Details
Recognizing specific housing types and certainty on housing forms	A number of different options were presented by various residents and organizations related to low density areas that suggested limiting the height of buildings in these areas, including a proposal that property owners compensate the City for lost taxes/revenue and increased infrastructure costs should single-detached areas be protected.	A proposed amendment has been included related to identifying single-detached areas and addressing building and site design for multi-unit building forms. For these specific proposals, they are not supported as the Land Use Bylaw already allows up to three storeys in low density district and affects current development rights. Any proposed changes to existing districts may be assessed under future bylaw changes, which would need to consider impacts on property and development rights.
	Amendments to include a building scale that is lower than 3 storeys.	This is in direct conflict with the Land Use Bylaw as all low-density districts currently permit up to 3 storeys. If this approach is desired, there is a policy that would allow for a local area plan to set a lower maximum than already exists. Any changes to existing building scale that is contemplated at that stage would need to be evaluated thoroughly, due to the impact to existing development rights. A policy exists in the Guidebook to limit the massing above the 2nd storey of a building (2.23(b)), where appropriate.

ISC:UNRESTRICTED

	Two-year moratorium on redesignations in residential areas that are outside of Main Streets and Activity Centres.	This is not a tool that is appropriate for the Guidebook and is a Council decision that needs to be weighed against many factors, including restriction of development activity, impacts on fees, compensation and ability to accommodate growth in all areas of the city. This also does not address the issues of providing adequate housing supply for families or people who would like larger homes as most development in Main Streets and Activity Centres would be multi-residential in nature. This approach may also undermine investor confidence in these areas.
	Various proposals suggested adjacent property owners be compensated if new development negatively impacts their property.	In most redevelopment scenarios, most properties will receive some degree of shadowing. There is there is no City requirement for adequate solar access or compensation.
Land Use Bylaw rules – Height, landscaping, setbacks, massing, etc.	Policy that allows a local area plan to identify lot coverage, lot width, height and setback requirements.	This may be in direct conflict with the Land Use Bylaw and needs to consider many variables, including Direct Control Districts. General policies for considering shadowing impacts already exist within the Guidebook.
Urban Form Categories	Proposed amendments to replace the Neighbourhood Connector Urban Form Category and introduce a scale within it as a modifier.	The proposal does not fit within the existing structure for an urban form category and mixes uses, streets and blocks. This is an inconsistent approach, as the Neighbourhood Connector currently allows for residential and small-scale, local commercial to be identified through a local area plan. The Guidebook also already indicates more generally that urban form categories would be applied through the local area

		planning process. As scale is applied separately from the urban form category, Administration would not recommend dictating that a particular urban form category be restricted to a specific scale.

Theme: Engagement

Description	Item	Details
Additional engagement	**Requiring engagement by applicants.**	The City cannot legally mandate or force applicants to undertake community outreach or engagement. The City has created an Applicant Outreach Toolkit that provides recommendations and outlines best practices with respect to community outreach on proposals. An outreach summary is required as part of any development application and is included in the report that goes forward to Council.
Local area plan engagement	**Specific amendments regarding exactly what should be included in local area plan engagement, including Advisory Committees, how many members from a community should be on an Advisory Committee and commitment to specific processes and procedures.**	This is connected to the engagement process for local area plans. Information about the overarching process and principles for local area planning engagement will be further detailed and communicated (as outlined in the proposed amendments and sustainment items), however, many engagement details are further assessed, discussed and determined at a project specific level to ensure the engagement strategy addresses the local needs of the area and stakeholders. In general, The City is committing to doing engagement on a broad level that allows for people with varied interest levels to be involved. However, the specifics of how that is achieved should not to be located in the Guidebook as the overarching process

		may change as best practices change and project specific details may be customized to ensure engagement responds to the unique local needs and context.