

**POLICY AMENDMENT – AMENDMENTS TO THE MUNICIPAL
DEVELOPMENT PLAN (THE NEW COMMUNITY PLANNING
GUIDEBOOK)
CITY-WIDE, FUTURE GREENFIELD AREAS, NEW
COMMUNITIES
BYLAW 47P2015**

EXECUTIVE SUMMARY

The purpose of the New Community Planning Guidebook (NCPG) is to provide the core policies necessary for a condensed format of Area Structure Plans (ASP). As volume 2, part 1 of the Municipal Development Plan (MDP), the NCPG contains policy that is applied in conjunction with the policies of new community ASP's. It provides the basic building blocks for neighbourhood development.

As part of the continuous stewardship of the NCPG, the City of Calgary is proposing a series of amendments to the existing document. The purpose of these amendments is to update the NCPG in response to Council direction to provide additional clarity and refinement on the implementation of Environmental Open Space and to incorporate repeat wording, commonly found within the Developer Funded ASP's. This will ultimately result in more concise and contextually responsive local policy.

Textual reference to the *Telecommunication Antenna Structures Siting Protocols* and minor housekeeping amendments, correcting formatting and textual errors found within the existing NCPG, are also proposed.

PREVIOUS COUNCIL DIRECTION

In 2014 February (PUD2014-0053), Council directed Administration, in consultation with stakeholders to clarify policies around Environmental Open Space.

On 2014 October 31, Council approved PUD2014-0864 with the following recommendations: "Direct Administration to develop and carryout a work program with stakeholders to review and clarify Environmental Open Space policies and refine relevant technical components."

In 2014 November (PUD2014-0864), Council directed Administration to carry out a work program with stakeholders to review and clarify EOS policies and refine relevant technical components for its consistent implementation. Administration was also directed to seek clarity on understanding the application of environmental reserve (as per the *Municipal Government Act*).

In 2015, February (PUD2015-0200), Council directed administration to report back on the Environmental Open Spaces work program no later than 2016 March through the Standing Policy Committee on PUD; and further directed Administration to report back to SPC on PUD in 2015 October with a status update.

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On 2014 November 17, City Council adopted Administration's recommendations, captured under report PUD2014-0783, to "amend the *New Community Planning Guidebook* to include a reference to and a brief explanation of the *Telecommunication Antenna Siting Protocols*." As part of the proposed amendments to the NCPG, reference and a brief explanation to the *Telecommunication Antenna Structures Siting Protocols* has been provided.

ADMINISTRATION RECOMMENDATION(S)

2015 October 22

That Calgary Planning Commission recommends **APPROVAL** of the proposed policy amendments (Municipal Development Plan).

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 47P2015; and

1. **ADOPT** the proposed amendments to the Municipal Development Plan, in accordance with Administration's recommendation, as amended; and
2. Give three readings to the proposed Bylaw 47P2015.
3. **DIRECT** Administration to study and bring forward recommendations regarding the urban design / street interface in the next update to the New Community Planning Guidebook, with a goal of improving community connectivity

REASON(S) FOR RECOMMENDATION:

Administration recommends that City Council approve the proposed Bylaw amendments to the NCPG. As part of Administration's ongoing commitment to update the NCPG and maintain Policy as current and implementable, wording found within Developer Funded ASP's is proposed to be incorporated into the NCPG. The proposed amendments will provide guidance to New Community Planning, while enabling more concise and contextually focused ASP Policy.

The proposed amendments are aligned with MDP Policies, as well as with other relevant parent Policies such as the Open Space Plan, Calgary Transportation Plan, and the Telecommunication Antenna Siting Protocols. In addition, the proposed amendments appropriately respond to Council's direction to Administration to provide clarity on the implementation of Open Space Policy.

ATTACHMENT

1. Proposed Bylaw 47P2015
2. Public Submission

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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

ADMINISTRATION RECOMMENDATION(S)

Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the Municipal Development Plan (APPENDIX I).

Moved by: G.-C. Carra

Carried: 6 – 0

Absent: C. Friesen and R. Honsberger

Reasons for Approval from Ms. Wade:

- Proactive report that addresses environmental open space and transportation issues that have been identified over the last year with ASPs like Cornerstone, and Haskayne.
- It is efficient to address the policy revision in a timely manner to keep the Guidebook relevant and forward thinking.

2015 October 22

MOTION:

The Calgary Planning Commission accepted correspondence from:

- Urban Development Institute – Calgary dated 2015 October 19; and
- Urban Development Institute – Calgary dated 2015 October 14;

as distributed, and directs it to be included in the report in APPENDIX II.

Moved by: M. Wade

Carried: 6 – 0

Absent: C. Friesen and
R. Honsberger

MOTION:

Direct Administration to add a “red-lined” version of the proposed amended New Community Planning Guidebook as an appendix to the Council report.

Moved by: W. Smithers

Carried: 6 – 0

Absent: C. Friesen and
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AMENDMENT: In APPENDIX I “Amendments to the Municipal Development Plan”, amendment (p) after “and policies regarding noise attenuation” and before “The Complete Streets policy” insert “, notwithstanding the objective to improve community connectivity through innovative design solutions”.

Moved by: G. Morrow

Carried: 6 – 0

Absent: C. Friesen and
R. Honsberger

AMENDMENT: In APPENDIX I “Amendments to the Municipal Development Plan”, amendment (x) after “system for each Plan Area” and before “be designed to adequately” delete “shall” and insert “should”.

Moved by: M. Wade

Carried: 6 – 0

Absent: C. Friesen and
R. Honsberger

MOTION ARISING: To respectfully request Council to **DIRECT** Administration to study and bring forward recommendations regarding the urban design / street interface in the next update to the New Community Planning Guidebook, with a goal of improving community connectivity.

Moved by: G. Morrow

Carried: 4 – 2

Absent: C. Friesen and
R. Honsberger

Opposed: W. Smithers and
J. Gondek

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PLANNING EVALUATION

OPEN SPACE POLICY

In October 2014, City Council directed Administration to review and clarify Environmental Open Space policies and refine relevant technical components in consultation with stakeholders. This resulted in several proposed amendments to the Open Space Plan. Specifically, to 'Section 3.4, Open Space Network' and 'Section 3.4.2, Environmental Open Space'. The Glossary under MDP: Volume 1, Part 6, has also been updated to reflect updated Policy. The Open Space Network is proposed to be comprised of Recreational, Environmental and Alternative Use Open Space to delineate environmental features within the network and to address policy clarity and consistency.

TRANSPORTATION AMENDMENTS

Transportation network planning requires balancing the competing interests of minimizing the property allocation and construction costs for the street network, and ensuring the City's ability to build an efficient, safe and flexible transportation system. Existing NCPG content accurately reflects portions of the City's transportation planning process, however it is incomplete in that there are no references to how the plan area connects to the broader transportation network via skeletal roads and arterial streets.

The addition of content explaining the importance of this information will supplement existing content and provide a more complete perspective of the City's best practices. This will be a supportive reference for staff when emphasizing the importance of these transportation network connections.

UTILITIES, WATER AND SANITARY SERVICING, STORMWATER MANAGEMENT

Derived/Sourced from the following ASP's:

Haskayne
Belvedere
Rangeview
Cornerstone

The proposed amendments to the Utilities, Water and Sanitary Servicing, Stormwater Management section of the NCPG, are the result of repeat wording common to four of the Developer Funded ASP's. The intent of these amendments is to provide further clarity and direction on utility servicing matters and to incorporate content into the NCPG, removing repeat wording from future ASP's.

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OLDER ADULT HOUSING

Derived/Sourced from the following ASP's:

Cornerstone
Rangeview
Nose Creek

Proposed NCPG Policy Amendments to Older Adult Housing are sourced from repeat ASP wording. The purpose of the proposed Policy is to recognize the importance of planning for the elderly, with special consideration given to Community inclusiveness, mobility and access to services.

This can be achieved by requiring older adult housing be integrated into neighbourhoods, within a Major Activity Centre, Transit Station Planning Area, or Neighbourhood Activity Centre to facilitate access to services and amenities; and, by facilitating access to public transit by locating housing within 400 metres of a bus stop.

COMMUNITY ASSOCIATION SITES

Derived/Sourced from the following ASP's:

Cornerstone
Rangeview
Nose Creek
Providence
Haskayne

Proposed NCPG Policy Amendments to Community Association Sites are sourced from repeat ASP wording. The proposed NCPG amendments ensure that each community have a community centre, with appropriate pedestrian connections and within 200 metres of a transit stop. Policies were added to realize efficiencies of community association sites with other civic uses. This can be achieved through co-location of uses resulting in multi-purpose facilities. The size of a Community Association Site may be reduced when combined with other civic uses and/or public open space.

TELECOMMUNICATION ANTENNA SITING PROTOCOLS

On 2014 November 17, City Council adopted Administration's recommendations, captured under report PUD2014-0783, to "amend the *New Community Planning Guidebook* to include a reference to and a brief explanation of the *Telecommunication Antenna Siting Protocols*."

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As part of the proposed amendments to the NCPG, reference and a brief explanation of the *Telecommunication Antenna Structures Siting Protocols* has been provided.

PUBLIC ENGAGEMENT

The Public Engagement strategy included a mail out to stakeholders. In addition, circulations were also posted on a City website, which provided an opportunity to subscribe to ongoing updates to the NCPG. Due to the minor scope of the proposed amendments and minimal turnout to previous public engagement meetings, an open house was not included in the engagement strategy.

In addition, Public Engagement specific to the proposed EOS Policy amendments was conducted. Engagement with industry stakeholders began in February 2015 through partnering with the Urban Development Institute (UDI). Monthly meetings, a workshop session and email correspondence has occurred to align with Council direction and to ensure completion of the work program.

Stakeholder Comments

The Federation of Calgary Communities (FCC) provided stakeholder feedback on the proposed amendments related to Community Association Sites. Based on FCC's comments, additional Policies were added to realize efficiencies of community association sites with other civic uses. This can be achieved through co-location of uses resulting in multi-purpose facilities.

Citizen Comments

No comments received by CPC Report submission date

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APPENDIX I

AMENDMENTS TO THE MUNICIPAL DEVELOPMENT PLAN

- (a) In Volume 1, Part 6 – Glossary, add the following terms (in alphabetical order) to the existing list of definitions:
- (i) **“Alternative Use Open Space:** Part of the Open Space Network; lands that are acquired or dedicated for purposes other than those of Recreational or Environmental Open Space such as, but not limited to, plazas, utility corridors, stormwater management facilities (e.g. dry or wet ponds) and special event facilities.”
 - (ii) **“Open space network:** Comprises current and future land and water areas offering public access. These areas may include features such as wetlands, sports fields, grasslands, plazas, cemeteries, neighbourhood parks, utility corridors and stormwater management facilities. The network is composed of three open space categories: Recreational Open Space (ROS), Environmental Open Space (EOS) and Alternative Use Open Space (AUOS).”
 - (iii) **“Recreational Open Space:** Part of the Open Space Network; lands that are acquired or dedicated to provide areas for public recreation, such as but not limited to, sports fields, neighbourhood parks and cemeteries.”
 - (iv) **“Regional Pathway:** A city-wide linear network that facilitates non-motorized movements for recreation and transportation purposes. The spine of the system parallels the major physical features of the river valleys park system, including waterways, escarpments and ravines. It connects communities by linking major parks, recreation facilities and natural features. The regional pathway system may also link other major community facilities such as schools, community centres and commercial areas. The regional pathway is hard-surfaced, typically asphalt and located off-street. It is a multi-use facility and no one user or type of user is to be given elevated status.”
- (b) In Volume 1, Part 6 – Glossary, under **Environmental Open Space** delete the following:
- "A city-wide network composed of the River Valley System, the urban forest, Environmentally Significant Areas, and natural environment parks. Lands within the Environmental Open Space qualify as either Environmental Reserve or Environmentally Significant Area. Where an area identified as Environmental Open Space is not protected or acquired, it may be considered

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developable according to the policies of this Area Structure Plan, subject always to Plan Limitations."

and replace with:

"Part of the Open Space Network; lands that are acquired or dedicated to preserve Environmentally Significant Areas such as, but not limited to, forests, shrublands, grasslands, streams and wetlands."

- (c) In Volume 2, Part 1, The New Community Planning Guidebook, section 1.0, subsection 2, delete "New communities will have a high degree of connectivity for pedestrians, cyclists, transit riders and motorists" and replace with "New communities will have a high degree of connectivity, within the community and between communities in other parts of the city, for pedestrians, cyclists, transit riders, and motorists."
- (d) In Volume 2, Part 1, The New Community Planning Guidebook, section 2.2, subsection 3, align text in second sentence.
- (e) In Volume 2, Part 1, The New Community Planning Guidebook, section 2.2, subsection 5 (d), align text in second sentence.
- (f) In Volume 2, Part 1, The New Community Planning Guidebook, section 2.4, subsection 4, remove the space between first and second sentence of text.
- (g) In Volume 2, Part 1, The New Community Planning Guidebook, section 2.5, subsection 2 (c) (ii), add the word "a" in the second sentence between the words "within" and "building."
- (h) In Volume 2, Part 1, The New Community Planning Guidebook, section 2.5 subsection 2 (d) (i) change the word "medium" to "medium – to".
- (i) In Volume 2, Part 1, The New Community Planning Guidebook, section 2.8, subsection 3, add a comma after "Urban Boulevard" in the second sentence.
- (j) In Volume 2, Part 1, The New Community Planning Guidebook, section 2.8, subsection 7, add a comma after "park" in the second sentence.
- (k) In Volume 2, Part 1, The New Community Planning Guidebook, section 2.8, subsection 7, add the word "a" between the words "create" and "point(s)."
- (l) In Volume 2, Part 1, The New Community Planning Guidebook, section 2.9, add a period after "MDP Glossary" in fifth sentence.

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- (m) In Volume 2, Part 1, The New Community Planning Guidebook, section 2.9, change the word "metre" to "metres" in second sentence.
- (n) In Volume 2, Part 1, The New Community Planning Guidebook, section 2.9, subsection 2, change "transitsupportive" to "transit supportive" in second sentence.
- (o) In Volume 2, Part 1, The New Community Planning Guidebook, section 3.1, add "Design Guide for Subdivision Servicing" and "Open Space Plan" to the bulleted list.
- (p) In Volume 2, Part 1, The New Community Planning Guidebook, section 3.1.3, after the first paragraph, add the following:
- “New communities are supported by a skeletal road and arterial street network that accommodates goods and people, connecting them between communities, across the City and throughout the region. The Calgary Transportation Plan (CTP) defines the existing and anticipated skeletal and arterial network. In conjunction with other high level policy and planning documents, Map 7 of the CTP provides a starting point for shaping land use decisions and in turn developing a supportive street network within the community through the ASP development process. In order to safely and efficiently accommodate higher volumes and larger vehicles moving between communities, arterials and skeletal have specific design features including parking prohibitions, greater intersection spacing, intersection design requirements and policies regarding noise attenuation. The Complete Streets policy and Design Guidelines for Subdivision Servicing further define these roadways and the related design requirements.”
- (q) In Volume 2, Part 1, The New Community Planning Guidebook, section 3.1.1, subsection 2 (b), align text in third sentence.
- (r) In Volume 2, Part 1, The New Community Planning Guidebook, section 3.1.4, subsection 1 (a), add the word "a" after the word "around" in third sentence.
- (s) In Volume 2, Part 1, The New Community Planning Guidebook, section 3.2 add the following items to the bulleted list:
- “• Calgary Wetland Conservation Plan
 - Sanitary Servicing Study guidelines
 - Interim City Wide Stormwater Targets
 - Complete Streets Guide
 - Low Impact Development Modules
 - Open Space Plan”

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- (t) In Volume 2, Part 1, The New Community Planning Guidebook, section 3.2.2, delete subsection (1), and replace with the following:

"The City of Calgary's Water Resources Business Unit shall identify any offsite water distribution mains and/or feeder mains required to be installed to provide municipal water to an Outline Plan/Land Use Amendment area."

- (u) In Volume 2, Part 1, The New Community Planning Guidebook, section 3.2.2, delete subsection (2), and replace with the following:

"As part of an Outline Plan/Land Use Amendment Application, a Sanitary Servicing Study may be required to demonstrate that the subject site can be serviced in accordance with the overall design of the sanitary sewer system for the area."

- (v) In Volume 2, Part 1, The New Community Planning Guidebook, section 3.2.2, delete subsection (3), and replace with the following:

"Alternative alignments and locations for proposed infrastructure may be considered at the Outline Plan/Land Use Amendment stage."

- (w) In Volume 2, Part 1, The New Community Planning Guidebook, section 3.2.2, insert the following subsections:

"4. Any proposed land use or transportation network changes to the approved ASP at Outline Plan/Land Use Amendment stage may require a re-evaluation of water and sanitary infrastructure.

5. Any proposed distribution systems for an Outline Plan/Land Use Amendment area shall be reviewed and, if required, modelled by the City of Calgary's Water Resources Business Unit as part of an Outline Plan/Land Use Amendment Application.

6. Utility placement will minimize impact to Environmental Open Space. Outline Plan/Land Use Amendment Applications shall identify the location of proposed infrastructure utility rights-of-way."

- (x) In Volume 2, Part 1, The New Community Planning Guidebook, section 3.2.3 delete subsection 1, in its entirety and replace with:

"The stormwater management system for each Plan Area shall be designed to adequately and efficiently service development, while preserving riparian areas, natural water courses/drainages, and wetlands within a Plan Area and beyond. The stormwater

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management system within a Plan Area shall adhere to all relevant City of Calgary policies, including stormwater management design manuals, bulletins and modules, watershed plans, approved Master Drainage Plan, and the goals of the open space network.

1. General
 - a. Prior to approval of an Outline Plan/Land Use Amendment Application, a Master Drainage Plan, in conjunction with an Area Structure Plan should be prepared and approved by The City of Calgary Water Resources and the Parks Business Units."
 - b. A Staged Master Drainage Plan, referencing and remaining consistent with all relevant stormwater management policies and plans at the time of application shall be submitted as part of an Outline Plan/Land Use Amendment Application."
- (y) In Volume 2, Part 1, The New Community Planning Guidebook, section 3.2.3, delete subsection 2 (a), and replace with the following: "Stormwater ponds should be located on a public utility lot. Alternate land use conditions may be considered, subject to approval from Development Engineering."
- (z) In Volume 2, Part 1, The New Community Planning Guidebook, section 3.2.3, delete subsection 2 (b), and replace with the following: "Engineered stormwater wetlands may be integrated within acquired Environmental Open Space where there is no significant impact to natural habitat, as demonstrated in an approved biophysical impact assessment."
- (aa) In Volume 2, Part 1, The New Community Planning Guidebook, section 3.2.3, subsection 2, insert the following subsection:
 - "c. Requirements for stormwater outfall discharge locations, maximum allowable release rates, unit area release rates, runoff volume control targets, and stormwater treatment, should be consistent with the approved Master Drainage Plan for the Plan Area."
- (bb) In Volume 2, Part 1, The New Community Planning Guidebook, section 3.2.3 delete subsection 3 and replace with the following:

"3. Best Management Practices

As part of the preparation of the Master Drainage Plans and Staged Master Drainage Plans, alternative methods for stormwater volume control, peak flow control and water

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quality enhancement should be assessed with regard to natural features of the watershed, source controls, low impact development methods, and the conservation of open space.

Stormwater best management practices should be designed to: include low-impact development solutions in accordance with all relevant City of Calgary policy; introduce measures to mitigate impacts to water quality that could potentially result from development; maintain or restore the natural hydrological processes of a site; preserve natural site features and topography, and; control stormwater as close to its source as possible.”

- (cc) In Volume 2, Part 1, The New Community Planning Guidebook, add a new section 3.2.4 Telecommunication Antenna Structures Siting Protocols as follows:

"Proponents of telecommunication antenna structures are encouraged to select sites during the initial planning stages of a new community. Accordingly, *The City of Calgary, Telecommunication Antenna Structures Siting Protocols* document provides guidance on such things as siting/location, height, design and materials, screening, public consultation, and potential for co-location of antennas.

To better understand the City's procedures and evaluation methods, refer to *The City of Calgary, Telecommunication Antenna Structures Siting Protocols*."

- (dd) In Volume 2, Part 1, The New Community Planning Guidebook, section 3.3.3 subsection 3 (a) change "Best Practices" to "best practices."
- (ee) In Volume 2, Part 1, The New Community Planning Guidebook, section 3.3.5 subsection 1 align text in second sentence.
- (ff) In Volume 2, Part 1, The New Community Planning Guidebook, section 3.3.5 subsection 2 add a comma after the word "design" in second sentence, align text in third sentence and delete the comma after the word "facility."
- (gg) In Volume 2, Part 1, The New Community Planning Guidebook, section 3.3.5 subsection 3 (b) align the text and delete the word "the" after the words "interfere with."

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- (hh) In Volume 2, Part 1, The New Community Planning Guidebook, add a new section 3.3.6 as follows:

"3.3.6 Older Adult Housing

Consideration needs to be given to the aging adult population, as this demographic may require additional or separate facilities in order to take full advantage of their desired lifestyle. Given the mobility challenges that can be associated with older adults, the location and design of older adult housing is important to ensuring that communities meet the needs of all residents. The intent of these policies is to facilitate the inclusion of older adult housing opportunities in a manner that provides improved quality of life for older adults.

1. Where provided, older adult housing should be:
 - a. Integrated into neighbourhoods and communities to facilitate a feeling of inclusiveness;
 - b. Provided within a MAC, TSPA, or NAC to facilitate access to services and amenities; and
 - c. Located along streets with transit routes and within 400 metres of a bus stop to facilitate access to public transit."

- (ii) In Volume 2, Part 1, The New Community Planning Guidebook, add a new section 3.3.7 as follows:

"3.3.7 Community Association Sites

Community Association sites provide public spaces where residents can enjoy recreational and community oriented pursuits. One Community Association site should be located in each community.

1. Community Association sites should be located on a transit route within 400 metres of a transit stop.
2. Any buildings on Community Association sites must be oriented to offer direct pedestrian access to the primary building entrance from the sidewalk.
3. The size of the site may be adjusted where facilities and open space are shared with other compatible and complimentary civic uses.

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4. To make efficient use of parking, outdoor amenity space, playing fields, etc., community facilities may co-locate on sites or in buildings shared with other uses. Community facilities should be designed as multi-purpose and flexible with components that respond to diverse needs, with opportunities to accommodate a wide range of users and to be convertible to other uses in the future. The layout of Community Association sites and buildings should be planned strategically to allow future growth of the facilities."
- (jj) In Volume 2, Part 1, The New Community Planning Guidebook, section 3.4 in the block of text accompanying the picture change the word "are" to "area."
- (kk) In Volume 2, Part 1, The New Community Planning Guidebook, delete section 3.4 and replace with the following:

"3.4 Open Space Network

The open space network comprises current and future land and water areas offering public access. These areas may be wetlands, sports fields, grasslands, plazas, cemeteries, neighbourhood parks, utility corridors and stormwater management facilities.

The network is composed of three open space categories: Recreational Open Space (ROS), Environmental Open Space (EOS) and Alternative Use Open Space (AUOS). Collectively, these spaces are directed by the policies, and are intended to meet the goals and objectives, of the Municipal Development Plan (MDP) sections 2.3.4 ("Parks, open spaces and outdoor recreation") and 2.6 ("Greening the city").

Open space categories			
	Environmental	Recreational	Alternative Use
Open space types*	<ul style="list-style-type: none"> - Forests - Shrublands - Grasslands - Riparian areas - Watercourses - Wetlands 	<ul style="list-style-type: none"> - Sports fields - Regional/city-wide recreation parks - Neighbourhood parks and playgrounds - Building sites (e.g., arena complexes, pools, leisure centres, arts centres, soccer dome) - Golf courses - Cemeteries - Cultural landscapes (e.g. Fort Calgary) 	<ul style="list-style-type: none"> - Recreation centres/fields in employment areas - Plazas - Special event facilities (e.g., outdoor concert venues) - Stormwater management facilities (e.g., dry or wet ponds, bioswales) - Roadway greens - Utility corridors - Community gardens

*The listings are representative and should not be considered conclusive.

The City, in accordance with the Municipal Government Act, may consider any of the following options to ensure the provision of open space:

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- a. Owner dedication as Environmental Reserve;
- b. Owner dedication as Municipal Reserve. The Approving Authority may, in its sole discretion, consider providing Municipal Reserve credit for such dedications;
- c. Donations to appropriate not for profit agencies, land trusts, or The City (subject to negotiation);
- d. Outright purchase (subject to negotiation);
- e. Land swapping and transfer of credit Municipal Reserve (subject to negotiation);
- f. Conservation easements and associated caveats to restrict development on private land, as per the provisions of the Alberta Land Stewardship Act; and
- g. Environmental reserve easements as per the provisions of the MGA.

At the time of the Outline Plan or detailed land use plan submission, land use shall be determined for the relevant open space types.

See the *Open Space Plan* for general strategic direction and specific policies for planning, locating and designing the three open space categories and the regional pathway system.

This section builds on the following plans:

- *Open Space Plan*
- *Biodiversity Strategic Plan*
- *imagineParks: A long term vision of Calgary's public parks and open space*
- *Cultural Landscape Strategic Plan*
- *Riparian Strategy: Sustaining Healthy Rivers and Communities*
- *Calgary...A City of Trees: Parks Urban Forest Strategic Plan*
- *Calgary Wetland Conservation Plan*
- *Urban Park Master Plan*
- *Natural Areas Management Plan*
- *Calgary Pathway and Bikeway Plan"*

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- (ll) In Volume 2, Part 1, The New Community Planning Guidebook, delete section 3.4.1 and replace with the following:

"3.4.1 Recreational Open Space

Recreational Open Space (ROS) consists of land acquired by The City, through dedication or otherwise to provide areas for accessible public recreation such as neighbourhood parks, sports fields, cultural landscapes and cemeteries. ROS is planned to be functionally connected with the broader open space network and meet the objective set out in section 2.3.4 of the MDP, ("Parks, open spaces and outdoor recreation"), and is directed by the policies therein.

1. Planning for Acquired Recreational Open Space

- a. Lands should be used, in part, to establish buffers to help maintain the ecological function of protected EOS.
- b. Lands should be functionally connected to other open space via green infrastructure.
- c. Native tree stands and other vegetative habitats should be planted to enhance biodiversity and the ecosystem services of the lands.
- d. Lands should be planned and designed to support stormwater management, while not negatively affecting public use of the area.
- e. Impervious surfaces and compacted soils should be minimized to allow stormwater to soak into the ground and replenish ground water supplies."

- (mm) In Volume 2, Part 1, The New Community Planning Guidebook, delete section 3.4.2 and replace with the following:

"3.4.2 Environmental Open Space

Environmental Open Space (EOS) consists of land acquired by The City, through dedication or otherwise, to preserve Environmentally Significant Areas such as wetlands, watercourses, riparian areas, escarpments and glacial erratics. EOS is planned to be functionally connected with the broader open space network and meet the objectives of MDP sections 2.6.2 ("Land"), 2.6.3 ("Water"), and 2.6.4 ("Ecological networks"), and is directed by the policies therein.

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The EOS Study Area depicted on Local Area Plan land use concept maps are identified using the ecological inventory data available at the time of the plans adoption. Data are collected via field and desktop methods using established municipal, provincial and federal protocols, where applicable. The specific delineation of EOS and lands protected therein shall be further refined at the time of the Outline Plan or detailed land use plan submission.

1. Planning for Acquired Environmental Open Space

- a. The following polices apply to lands acquired by The City at time of Outline Plan or detailed land use plan submission:
 - i. Lands should be functionally connected to other open space via green infrastructure to contribute to an interconnected open space network.
 - ii. Consideration of transportation, utility or other infrastructure crossings should be determined within the greater context of community need and treated with environmental sensitivity.
 - iii. If watercourse crossings are required, design considerations should be given for the most appropriate technique to maintain the ecological and hydrological function of the area, as demonstrated through an approved impact assessment.
 - iv. Recreational amenities (e.g., pathways, trails and viewing platforms) may be allowed where there is no negative impact on ecological and hydrologic function or to establish an ecological buffer, as demonstrated through an approved impact assessment.
 - v. Treated stormwater releases into existing water bodies may be acceptable, subject to all required provincial approvals, if the water contributes to the function of the water body, as demonstrated by an approved impact assessment.
 - vi. Preliminary details for proposed infrastructure crossings and typical cross-sections of adjacent properties shall be submitted to Parks for review in order to ensure development impact occurs outside of Environmentally Significant Areas.
- b. The following polices should be approval conditions of Outline Plan or detailed land use plan prior to tentative plan or stripping and grading permit approval for land acquired by The City, where appropriate:

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- i. A natural area management plan should be submitted to and approved by Parks.
 - ii. Land disturbed by construction should be restored through the use of habitat restoration techniques in accordance with City requirements and demonstrated in the natural area management plan.
 - iii. Critical ecological material from the development areas, such as glacial erratics, native sod, grasses, forbs and trees should be salvaged and integrated into EOS lands where applicable.
- c. For lands adjacent to lands acquired by The City at time of Outline Plan or detailed land use plan, the following interface policies apply:
- i. Conservation design strategies are encouraged to create buffers and avoid lands that have been protected as EOS.
 - ii. Development should minimize potential for erosion of EOS lands.
 - iii. An ecologically sensitive transition should be provided between developed areas and EOS such as through the use of appropriate plantings.
 - iv. Grade-matching or development disturbance should occur outside of EOS.
 - v. Public visibility and access to EOS should be optimized through consideration of design strategies such as,
 - a. Locating single loaded residential roads to parallel portions of the land;
 - b. Clear public entry points; and/or
 - c. Buffering lands with additional open space.”
- (nn) In Volume 2, Part 1, The New Community Planning Guidebook, insert a new section 3.4.3 as follows:

"3.4.3 Alternative Use Open Space:

Alternative Use Open Space (AUOS) consists of land acquired by The City, through dedication or otherwise, for purposes other than those of Recreational and Environmental Open Space such as plazas, utility corridors, urban agriculture, community gardens and stormwater management facilities. AUOS is planned to be functionally connected with the broader open space network and meet the objectives of MDP sections 2.3.4 (“Parks, open spaces and outdoor recreation”) and 2.6.1 (“Green infrastructure”), and is directed by the policies therein.

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1. Planning for Acquired Alternative Use Open Space

- a. Lands should be functionally connected to other open space via green infrastructure.
- b. Lands should be used, in part, to establish buffers to help maintain the ecological function of protected EOS.
- c. Lands should be planned and designed to support stormwater management, while not negatively affecting public use of the area.
- d. Impervious surfaces and compacted soils should be minimized to allow stormwater to soak into the ground and replenish ground water supplies."

- (oo) In Volume 2, Part 1, The New Community Planning Guidebook, insert a new section 3.4.4 as follows:

"3.4.4 Regional Pathway System:

The primary role of the regional pathway system is to provide opportunities for active or passive linear recreation over a large area and to link major features within the open space network. The system also provides alternative transportation routes for work, school and shopping trips and to community activity centers. Pathways are an integral element of The City's open space network, as they facilitate alternative transportation modes and ecological connections between natural areas. The regional pathway network intends to meet the Objectives of Calgary Transportation Plan sections 3.2 ("Walking and cycling") and 3.8 ("Local transportation connectivity"), and is directed by the policies therein.

1. Planning

- a. Pathways should be aligned to buffer and minimize damage to EOS lands acquired by The City.
- b. Pathways should be used to create contiguous connections between and through acquired open space."

- (pp) In Volume 2, Part 1, The New Community Planning Guidebook, section 4.1 subsection 2 capitalize all instances of the word "Volume."

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- (qq) In Volume 2, Part 1, The New Community Planning Guidebook, section 4.1 subsection 3 (a) capitalize the word "Part" and change square brackets to standard brackets in first sentence.
- (rr) In Volume 2, Part 1, The New Community Planning Guidebook, section 4.1 add a new subsection 4 Glossary as follows:
- "For New Community Planning Guidebook definitions, Refer to the Municipal Development Plan: Volume 1, Part 6 – Glossary."
- (ss) In Volume 2, Part 1, The New Community Planning Guidebook, section 4.3 subsection 2 (d) change "what, when" to "what and when" in third sentence.

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APPENDIX II



URBAN DEVELOPMENT INSTITUTE – CALGARY
www.udicalgary.com

October 19, 2015

Ian Cope and Calgary Planning Commission Members
PO Box 2100 Station M
Calgary, AB T2P 2M5

Dear Mr. Cope and Calgary Planning Commission Members:

**Re: Environmental Open Space Policy
New Community Planning Guidebook, PUD 2015-0809 / CPC M-2015-022**

UDI-Calgary would like to express appreciation for the collaborative effort of City of Calgary Parks representatives and the UDI team of engaged developers and consultants. The City staff and UDI industry stakeholders participated in more than a dozen meetings throughout the EOS policy revision project, which was originally initiated by Council direction PUD 2014-0053 in February 2014 with a direction to clarify policies around environmental open space (EOS).

The City staff and UDI-Calgary team will continue to collaborate pursuant to the February 23, 2015 Council direction PUD 2015-0200 and anticipate completing the current work plan pertaining to EOS, including engaging on the BIA Framework and establishing planning/mapping standards, by the end of 2016 Q1.

UDI-Calgary is supportive of the Environmental Open Space Policy in the New Community Planning Guidebook as presented in Calgary Planning Commission Report M-2015-022 on the October 22, 2015 CPC Agenda.

Should you have any questions regarding the foregoing, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'BJJ'.

Beverly J. Jarvis
Director of Policy & Government Relations

c.c. Chris Manderson, Doug Marter; City of Calgary, Parks
David Galoska, City of Calgary, Planning, Development & Assessment

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URBAN DEVELOPMENT INSTITUTE – CALGARY
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October 14, 2015

Delivered by Email

David Galoska
Senior Planner
City Wide Policy & Integration/City Wide Regional Strategy
The City of Calgary
P.O. Box 2100, Station M
Calgary, AB T2P 2M5

Dear Mr. Galoska:

Re: New Community Planning Guidebook – Proposed Amendments

David, on behalf of UDI – Calgary and its members, we would like to express our support for the proposed amendments to the New Community Planning Guidebook and the collaborative effort and consideration used in the review and revision of the amendments.

The evolution of the Guidebook Policy, as a result of work accomplished within recently approved Area Structure Plans, continues to provide greater consensus on policy wording and clarity with its application.

Again, we thank you for your open engagement and look forward to continuing our work with Administration and Staff on any further Guidebook Policy that may arise.

Sincerely,
UDI - Calgary

A handwritten signature in black ink, appearing to read 'Kimber Higa'.

Kimber Higa
Senior Coordinator, Standing Committees & Events

Cc: UDI – Calgary Planning Committee

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APPENDIX III

SUMMARY OF PROPOSED AMENDMENTS TO THE
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In Volume 1, Part 6 – Glossary	
Existing	Proposed
None – New to MDP & NCPG	Alternative Use Open Space: Part of the Open Space Network; lands that are acquired or dedicated for purposes other than those of Recreational or Environmental Open Space such as, but not limited to, plazas, utility corridors, stormwater management facilities (e.g. dry or wet ponds) and special event facilities.
None – New to MDP & NCPG	Open space network: Comprises current and future land and water areas offering public access. These areas may include features such as wetlands, sports fields, grasslands, plazas, cemeteries, neighbourhood parks, utility corridors and stormwater management facilities. The network is composed of three open space categories: Recreational Open Space (ROS), Environmental Open Space (EOS) and Alternative Use Open Space (AUOS).
None – New to MDP & NCPG	Recreational Open Space: Part of the Open Space Network; lands that are acquired or dedicated to provide areas for public recreation, such as but not limited to, sports fields, neighbourhood parks and cemeteries.
None – New to MDP & NCPG	Regional Pathway: A city-wide linear network that facilitates non-motorized movements for recreation and transportation purposes. The spine of the system parallels the major physical features of the river valleys park system, including waterways, escarpments and ravines. It connects communities by linking major parks, recreation facilities and natural features. The regional pathway system may also link other major community facilities such as

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	schools, community centres and commercial areas. The regional pathway is hard-surfaced, typically asphalt and located off-street. It is a multi-use facility and no one user or type of user is to be given elevated status.
Environmental Open Space (edit)	
Existing	Proposed
A city-wide network composed of the River Valley System, the urban forest, Environmentally Significant Areas, and natural environment parks. Lands within the Environmental Open Space qualify as both or either Environmental Reserve or Environmentally Significant Area. Where an area identified as Environmental Open Space is not protected or acquired, it may be considered developable according to the policies of this Area Structure Plan, subject always to Plan Limitations.	A city-wide network composed of the River Valley System, the urban forest, Environmentally Significant Areas, and natural environment parks. Lands within the Environmental Open Space qualify as both or either Environmental Reserve or Environmentally Significant Area. Where an area identified as Environmental Open Space is not protected or acquired, it may be considered developable according to the policies of this Area Structure Plan, subject always to Plan Limitations. Part of the Open Space Network; lands that are acquired or dedicated to preserve Environmentally Significant Areas such as, but not limited to, forests, shrublands, grasslands, streams and wetlands.

In Volume 2, Part 1, The New Community Planning Guidebook	
Section 1.0	
Existing	Proposed
2. Multi-modal Connectivity New communities will have a high degree of connectivity for pedestrians, cyclists, transit riders and motorists.	2. Multi-modal Connectivity New communities will have a high degree of connectivity for pedestrians, cyclists, transit riders and motorists. New communities will have a high degree of connectivity, within the community and between communities in other parts of the city, for pedestrians, cyclists, transit riders, and motorists.
Section 2.2	
Existing	Proposed (housekeeping amendment)
3. Composition A Neighbourhood should consist of a Neighbourhood Area that is designed around an Activity Centre, or Corridor. Each Neighbourhood should provide:	3. Composition A Neighbourhood should consist of a Neighbourhood Area that is designed around an Activity Centre, or Corridor. Each Neighbourhood should provide:

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Section 2.2, subsection 5	
Existing	Proposed (housekeeping amendment)
d. The street and mobility network of a neighbourhood should be highly connective and block-based.	d. The street and mobility network of a neighbourhood should be highly connective and block-based.
Section 2.4	
Existing	Proposed (housekeeping amendment)
4. Modification of NAC Composition If the Neighbourhood that a NAC is situated in contains a Community Activity Centre (CAC) or Urban Corridor (UC), then the medium-density multi-residential development and the non-residential components	4. Modification of NAC Composition If the Neighbourhood that a NAC is situated in contains a Community Activity Centre (CAC) or Urban Corridor (UC), then the medium-density multi-residential development and the non-residential components
Section 2.5, Subsection 2 (c)	
Existing	Proposed (housekeeping amendment)
ii. shall be integrated horizontally with other uses on the same or different sites within the CAC and/or vertically within building with other uses;	ii. shall be integrated horizontally with other uses on the same or different sites within the CAC and/or vertically within a building with other uses;
Section 2.5 subsection 2 (d)	
Existing	Proposed (housekeeping amendment)
i. shall accommodate a broad range of ground-oriented and medium to high-density multi-residential development;	i. shall accommodate a broad range of ground-oriented and medium to high-density multi-residential development;
Section 2.8	
Existing	Proposed (housekeeping amendment)
3. A UC should be a minimum of one block wide on both sides of an Urban Boulevard the length of which shall be specified by each ASP containing one.	3. A UC should be a minimum of one block wide on both sides of an Urban Boulevard, the length of which shall be specified by each ASP containing one.
Section 2.8	
Existing	Proposed (housekeeping amendment)
7. Amenity space in a UC shall be designed as one or more multi-functional spaces, such as a plaza or park to create point(s) of interest along the UC and/or enhance the design of prominent intersections or buildings with one serving as a central focus of the UC.	7. Amenity space in a UC shall be designed as one or more multi-functional spaces, such as a plaza or park, to create a point(s) of interest along the UC and/or enhance the design of prominent intersections or buildings with one serving as a central focus of the UC.

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Section 2.9	
Existing	Proposed (housekeeping amendment)
<i>Transit-Oriented Development (TOD): A compact, mixed-use community within walking distance of a transit stop, that mixes residential, retail, office, open space and public uses in a way that makes it convenient to travel on foot or by public transportation instead of by car. – MDP Glossary A TSPA includes land within 600 metre of any Light Rail Transit (LRT) or Bus Rapid Transit (BRT) station, or an area that has been specified in an ASP. It is an overlay that modifies another typology's requirements to better support transit.</i>	<i>Transit-Oriented Development (TOD): A compact, mixed-use community within walking distance of a transit stop, that mixes residential, retail, office, open space and public uses in a way that makes it convenient to travel on foot or by public transportation instead of by car. – MDP Glossary. A TSPA includes land within 600 metres of any Light Rail Transit (LRT) or Bus Rapid Transit (BRT) station, or an area that has been specified in an ASP. It is an overlay that modifies another typology's requirements to better support transit.</i>
Section 2.9, Subsection 2	
Existing	Proposed (housekeeping amendment)
<i>a. A TSPA should apply to an approximate 600 metre radius, as conceptually identified in an ASP, and should include the following transitsupportive uses:</i>	<i>a. A TSPA should apply to an approximate 600 metre radius, as conceptually identified in an ASP, and should include the following transit supportive uses:</i>
Section 3.1	
Existing	Proposed
<p>The mobility system should encourage sustainable modes of transportation and provide a highly-connected network of paths, streets and transit routes. This section builds on the following:</p> <ul style="list-style-type: none"> • Calgary Transportation Plan • RouteAhead • Access Design Standards • Bicycle Policy • Transit Friendly Design Guide • Pathway and Bikeway Plan • Complete Streets Guide • Pedestrian Policy • Cycling Strategy • Calgary Community GHG Reduction Plan • Roundabout Policy 	<p>The mobility system should encourage sustainable modes of transportation and provide a highly-connected network of paths, streets and transit routes. This section builds on the following:</p> <ul style="list-style-type: none"> • Calgary Transportation Plan • RouteAhead • Access Design Standards • Bicycle Policy • Transit Friendly Design Guide • Pathway and Bikeway Plan • Complete Streets Guide • Pedestrian Policy • Cycling Strategy • Calgary Community GHG Reduction Plan • Roundabout Policy • Design Guide for Subdivision Servicing • Open Space Plan

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Section 3.1.3	
Existing	Proposed
<p>The transportation network should link Neighbourhoods together and be functional, safe and efficient for all modes of travel. The street network within each Plan Area shall accommodate walking, cycling and the efficient provision of public transit.</p>	<p>The transportation network should link Neighbourhoods together and be functional, safe and efficient for all modes of travel. The street network within each Plan Area shall accommodate walking, cycling and the efficient provision of public transit. New communities are supported by a skeletal road and arterial street network that accommodates goods and people, connecting them between communities, across the City and throughout the region. The Calgary Transportation Plan (CTP) defines the existing and anticipated skeletal and arterial network. In conjunction with other high level policy and planning documents, Map 7 of the CTP provides a starting point for shaping land use decisions and in turn developing a supportive street network within the community through the ASP development process. In order to safely and efficiently accommodate higher volumes and larger vehicles moving between communities, arterials and skeletals have specific design features including parking prohibitions, greater intersection spacing, intersection design requirements and policies regarding noise attenuation, notwithstanding the objective to improve community connectivity through innovative design solutions. The Complete Streets policy and Design Guidelines for Subdivision Servicing further define these roadways and the related design requirements.</p>
Section 3.1.1, Subsection 2	
Existing	Proposed (housekeeping amendment)
<p>b. Where the regional pathway cannot be located within or integrated with a park or natural feature, it may be located within a road right-of-way in the form of a multi-use or regional pathway or designated bikeway separated from vehicle traffic.</p>	<p>b. Where the regional pathway cannot be located within or integrated with a park or natural feature, it may be located within a road right-of-way in the form of a multi-use or regional pathway or designated bikeway separated from vehicle traffic.</p>
Section 3.1.4, Subsection 1	
Existing	Proposed (housekeeping amendment)
<p>a. To provide a high degree of connectivity for pedestrians, cyclists and drivers the design of the transportation network in and around NAC and NC:</p>	<p>a. To provide a high degree of connectivity for pedestrians, cyclists and drivers the design of the transportation network in and around a NAC and NC:</p>

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Section 3.2	
Existing	Proposed
<p>These policies ensure that utility infrastructure will adequately, safely and efficiently service the ultimate development within each Plan Area. This section builds on the following:</p> <ul style="list-style-type: none"> • Water Efficiency Plan • Watershed Water Management Plans • Total Loading Management Plan • Stormwater Management Strategy • Stormwater Management Design Manual • Stormwater Source Control Practices Handbook • Wind Energy Conversion System Policy 	<p>These policies ensure that utility infrastructure will adequately, safely and efficiently service the ultimate development within each Plan Area. This section builds on the following:</p> <ul style="list-style-type: none"> • Water Efficiency Plan • Watershed Water Management Plans • Total Loading Management Plan • Stormwater Management Strategy • Stormwater Management Design Manual • Stormwater Source Control Practices Handbook • Wind Energy Conversion System Policy • Calgary Wetland Conservation Plan • Sanitary Servicing Study guidelines • Interim City Wide Stormwater Targets • Complete Streets Guide • Low Impact Development Modules • Open Space Plan
Section 3.2.2	
Existing	Proposed
<p>The water distribution and sanitary collection systems shall be designed to adequately, safely and efficiently serve the full build out of each Plan Area.</p> <p>1. The City shall identify any offsite water distribution mains and / or transmission water mains required to be installed to provide municipal water to an Outline Plan / Land Use Amendment area.</p>	<p>The water distribution and sanitary collection systems shall be designed to adequately, safely and efficiently serve the full build out of each Plan Area.</p> <p>1. The City shall identify any offsite water distribution mains and / or transmission water mains required to be installed to provide municipal water to an Outline Plan / Land Use Amendment area.</p> <p>1. The City of Calgary's Water Resources Business Unit shall identify any offsite water distribution mains and/or feeder mains required to be installed to provide municipal water to an Outline Plan/Land Use Amendment area.</p>
<p>2. A Sanitary Sewer Servicing Study / Analysis may be required to demonstrate that the subject site can be serviced in accordance with the overall design of the sanitary sewer system for the area as part of an Outline Plan / Land Use Amendment application.</p>	<p>2. A Sanitary Sewer Servicing Study / Analysis may be required to demonstrate that the subject site can be serviced in accordance with the overall design of the sanitary sewer system for the area as part of an Outline Plan / Land Use Amendment application.</p>

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	<p>2. As part of an Outline Plan/Land Use Amendment Application, a Sanitary Servicing Study may be required to demonstrate that the subject site can be serviced in accordance with the overall design of the sanitary sewer system for the area</p>
<p>3. Alternative and more cost effective alignments and locations can be considered at the Outline Plan /Land Use Amendment stage.</p>	<p>3. Alternative and more cost effective alignments and locations can be considered at the Outline Plan /Land Use Amendment stage. 3. Alternative alignments and locations for proposed infrastructure may be considered at the Outline Plan/Land Use Amendment stage.</p>
<p>None – New to MDP & NCPG</p>	<p>4. Any proposed land use or transportation network changes to the approved ASP at Outline Plan/Land Use Amendment stage may require a re-evaluation of water and sanitary infrastructure.</p> <p>5. Any proposed distribution systems for an Outline Plan/Land Use Amendment area shall be reviewed and, if required, modelled by the City of Calgary's Water Resources Business Unit as part of an Outline Plan/Land Use Amendment Application.</p> <p>6. Utility placement will minimize impact to Environmental Open Space. Outline Plan/Land Use Amendment Applications shall identify the location of proposed infrastructure utility rights-of-way.</p>
<p>Section 3.2.3 delete subsection 1, 2, and 3</p>	
<p style="text-align: center;">Existing</p>	<p style="text-align: center;">Proposed</p>
<p>1. Design</p> <p>The stormwater management system for each Plan Area shall be designed to adequately and efficiently serve development within each Plan Area, while preserving riparian and wetland areas where possible and adhering to all relevant City policies including stormwater management policies and plans.</p> <p>a. Prior to an Outline Plan / Land Use Amendment application review, a Master Drainage Plan shall be prepared and approved by Water Resources and Parks.</p>	<p>1. Design</p> <p>The stormwater management system for each Plan Area shall be designed to adequately and efficiently serve development within each Plan Area, while preserving riparian and wetland areas where possible and adhering to all relevant City policies including stormwater management policies and plans.</p> <p>a. Prior to an Outline Plan / Land Use Amendment application review, a Master Drainage Plan shall be prepared and approved by Water Resources and Parks.</p>

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<p>b. An Applicant shall submit a Staged Master Drainage Plan consistent with all stormwater management policies and plans in place at the time of application as part of an Outline Plan / Land Use Amendment application.</p> <p>c. Design of utilities, transportation and other infrastructure features shall address flood conditions, if applicable.</p>	<p>b. An Applicant shall submit a Staged Master Drainage Plan consistent with all stormwater management policies and plans in place at the time of application as part of an Outline Plan / Land Use Amendment application.</p> <p>c. Design of utilities, transportation and other infrastructure features shall address flood conditions, if applicable.</p> <p>The stormwater management system for each Plan Area should be designed to adequately and efficiently service development, while preserving riparian areas, natural water courses/drainages, and wetlands within a Plan Area and beyond. The stormwater management system within a Plan Area shall adhere to all relevant City of Calgary policies, including stormwater management design manuals, bulletins and modules, watershed plans, approved Master Drainage Plan, and the goals of the open space network.</p> <p>1. General</p> <p>a. Prior to approval of an Outline Plan/Land Use Amendment Application, a Master Drainage Plan, in conjunction with an Area Structure Plan should be prepared and approved by The City of Calgary Water Resources and the Parks Business Units.</p> <p>b. A Staged Master Drainage Plan, referencing and remaining consistent with all relevant stormwater management policies and plans at the time of application shall be submitted as part of an Outline Plan/Land Use Amendment Application.</p>
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<p>2. Stormwater Ponds</p> <p>a. Stormwater ponds should be located on a public utility lot wherever possible.</p> <p>b. Engineered stormwater wetlands may be integrated with environmentally significant areas where the long-term sustainability and viability of habitat functions and values can be demonstrated.</p>	<p>2. Stormwater ponds</p> <p>a. Stormwater ponds should be located on a public utility lot wherever possible.</p> <p>b. Engineered stormwater wetlands may be integrated with environmentally significant areas where the long-term sustainability and viability of habitat functions and values can be demonstrated.</p> <p>a. Stormwater ponds should be located on a public utility lot. Alternate land use conditions may be considered, subject to approval from Development Engineering.</p> <p>b. Engineered stormwater wetlands may be integrated within acquired Environmental Open Space where there is no significant impact to natural habitat, as demonstrated in an approved biophysical impact assessment.</p> <p>c. Requirements for stormwater outfall discharge locations, maximum allowable release rates, unit area release rates, runoff volume control targets, and stormwater treatment, should be consistent with the approved Master Drainage Plan for the Plan Area.</p>
<p>3. Best Management Practices</p> <p>Alternatives for stormwater quality and quantity enhancement should be assessed with regard to introducing: source controls; low-impact development methods; measures that reduce impermeable surfaces; and, stormwater reuse. Stormwater runoff targets should be adhered to.</p>	<p>3. Best Management Practices</p> <p>Alternatives for stormwater quality and quantity enhancement should be assessed with regard to introducing: source controls; low-impact development methods; measures that reduce impermeable surfaces; and, stormwater reuse. Stormwater runoff targets should be adhered to.</p> <p>3. Best Management Practices</p> <p>As part of the preparation of the Master Drainage Plans and Staged Master Drainage Plans, alternative methods for stormwater volume control, peak flow control and water quality enhancement should be assessed with regard to natural features of the watershed, source controls, low impact development methods, and the conservation of open space.</p>

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	<p>Stormwater best management practices should be designed to: include low-impact development solutions in accordance with all relevant City of Calgary policy; introduce measures to mitigate impacts to water quality that could potentially result from development; maintain or restore the natural hydrological processes of a site; preserve natural site features and topography, and; control stormwater as close to its source as possible.</p>
<p>Section 3.2.4</p>	
<p>Existing</p>	<p>Proposed</p>
<p>None – New to MDP & NCPG</p>	<p>Telecommunication Antenna Structures Siting Protocols</p> <p>"Proponents of telecommunication antenna structures are encouraged to select sites during the initial planning stages of a new community. Accordingly, <i>The City of Calgary, Telecommunication Antenna Structures Siting Protocols</i> document provides guidance on such things as siting/location, height, design and materials, screening, public consultation, and potential for co-location of antennas.</p> <p>To better understand the City's procedures and evaluation methods, refer to <i>The City of Calgary, Telecommunication Antenna Structures Siting Protocols</i>.</p>
<p>Section 3.3.3</p>	
<p>Existing</p>	<p>Proposed</p>
<p>3. High School</p> <p>a. A high school should be located on a site with two functional street frontages (ideally Collector roads). Access and egress, drop off points and parking should be designed according to Best Practices.</p>	<p>3. High School</p> <p>a. A high school should be located on a site with two functional street frontages (ideally Collector roads). Access and egress, drop off points and parking should be designed according to best practices.</p>

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Section 3.3.5	
Existing	Proposed
<p>1. Recreation Facilities</p> <p>The size, location, programming and configuration of sites required for recreation facilities shall be determined at the Outline Plan / Land Use Amendment stage.</p>	<p>1. Recreation Facilities</p> <p>The size, location, programming and configuration of sites required for recreation facilities shall be determined at the Outline Plan / Land Use Amendment stage.</p>
<p>2. Public Libraries</p> <p>A public library should be appropriately integrated with other public uses. It should be multi-purpose in design and where it is a freestanding facility, it should be on a parcel of land approximately 2 hectares (4.9 acres) in size.</p>	<p>2. Public Libraries</p> <p>A public library should be appropriately integrated with other public uses. It should be multi-purpose in design, and where it is a freestanding facility, it should be on a parcel of land approximately 2 hectares (4.9 acres) in size.</p>
<p>3. Emergency Response Stations</p> <p>a. An Emergency Response Station site requires:</p> <ul style="list-style-type: none"> i. approximately 0.8 hectares (2 acres); ii. all turns access to a major roadway; iii. a rectangular lot; iv. being situated at the highest elevation of the district where possible; and v. a minimum of two vehicular access points. <p>b. The emergency response station should, where applicable, work in conjunction with other suitable public facilities as long as they do not interfere with the safe operations and access to the Emergency Response Station.</p>	<p>3. Emergency Response Stations</p> <p>a. An Emergency Response Station site requires:</p> <ul style="list-style-type: none"> i. approximately 0.8 hectares (2 acres); ii. all turns access to a major roadway; iii. a rectangular lot; iv. being situated at the highest elevation of the district where possible; and v. a minimum of two vehicular access points. <p>b. The emergency response station should, where applicable, work in conjunction with other suitable public facilities as long as they do not interfere with the safe operations and access to the Emergency Response Station.</p>
Section 3.3.6 (new)	
Existing	Proposed
<p>None – New to NCPG</p>	<p>3.3.6 Older Adult Housing</p> <p>Consideration needs to be given to the aging adult population, as this demographic may require additional or separate facilities in order to take full advantage of their desired lifestyle. Given the mobility challenges that can be associated with older adults, the location and design of older adult housing is important to ensuring that communities</p>

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	<p>meet the needs of all residents. The intent of these policies is to facilitate the inclusion of older adult housing opportunities in a manner that provides improved quality of life for older adults.</p> <ol style="list-style-type: none"> 1. Where provided, older adult housing should be: <ol style="list-style-type: none"> a. Integrated into neighbourhoods and communities to facilitate a feeling of inclusiveness; b. Provided within a MAC, TSPA, or NAC to facilitate access to services and amenities; and c. Located along streets with transit routes and within 400 metres of a bus stop to facilitate access to public transit.
<p>Section 3.3.7 (new)</p>	
<p style="text-align: center;">Existing</p>	<p style="text-align: center;">Proposed</p>
<p>None – New to NCPG</p>	<p>3.3.7 Community Association Sites</p> <p>Community Association sites provide public spaces where residents can enjoy recreational and community oriented pursuits. One Community Association site should be located in each community.</p> <ol style="list-style-type: none"> 1. Community Association sites should be located on a transit route within 400 metres of a transit stop. 2. Any buildings on Community Association sites must be oriented to offer direct pedestrian access to the primary building entrance from the sidewalk. 3. The size of the site may be adjusted where facilities and open space are shared with other compatible and complimentary civic uses. 4. To make efficient use of parking, outdoor amenity space, playing fields, etc.,

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	<p>community facilities may co-locate on sites or in buildings shared with other uses. Community facilities should be designed as multi-purpose and flexible with components that respond to diverse needs, with opportunities to accommodate a wide range of users and to be convertible to other uses in the future. The layout of Community Association sites and buildings should be planned strategically to allow future growth of the facilities.</p>
Section 3.4	
Existing	Proposed (housekeeping amendment)
Open space with pathways and interpretive signage about the native vegetation in the area	Open space with pathways and interpretive signage about the native vegetation in the area
Section 3.4 [Delete]	
Existing	Proposed
<p>3.4 Open Space Network</p> <p>The open space network consists of the parks, pathways and natural areas within a community. This section builds on the following:</p> <ul style="list-style-type: none"> • Municipal Government Act • Alberta Land Stewardship Act • Water Act • Open Space Plan • Urban Park Master Plan • Natural Areas Management Plan • Riparian Strategy • Calgary Wetland Conservation Plan • Environmental Reserve Setback Guidelines • Slope Adaptive Development Policy and Guidelines & Conservation Planning and Design Guidelines • Off-Leash Area Management Plan • Bird-Friendly Design Guidelines • Calgary....A City of Trees: Parks Urban Forest Strategic Plan • Cultural Landscape Strategic Plan • Joint Use Agreement 	<p>3.4 Open Space Network</p> <p>The open space network consists of the parks, pathways and natural areas within a community. This section builds on the following:</p> <ul style="list-style-type: none"> • Municipal Government Act • Alberta Land Stewardship Act • Water Act • Open Space Plan • Urban Park Master Plan • Natural Areas Management Plan • Riparian Strategy • Calgary Wetland Conservation Plan • Environmental Reserve Setback Guidelines • Slope Adaptive Development Policy and Guidelines & Conservation Planning and Design Guidelines • Off-Leash Area Management Plan • Bird-Friendly Design Guidelines • Calgary....A City of Trees: Parks Urban Forest Strategic Plan • Cultural Landscape Strategic Plan • Joint Use Agreement <p>3.4 Open Space Network</p>

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The open space network comprises current and future land and water areas offering public access. These areas may be wetlands, sports fields, grasslands, plazas, cemeteries, neighbourhood parks, utility corridors and stormwater management facilities.

The network is composed of three open space categories: Recreational Open Space (ROS), Environmental Open Space (EOS) and Alternative Use Open Space (AUOS). Collectively, these spaces are directed by the policies, and are intended to meet the goals and objectives, of the Municipal Development Plan (MDP) sections 2.3.4 (“Parks, open spaces and outdoor recreation”) and 2.6 (“Greening the city”).

Open space categories			
	Environmental	Recreational	Alternative Use
Open space types*	<ul style="list-style-type: none"> - Forests - Shrublands - Grasslands - Riparian areas - Watercourses - Wetlands 	<ul style="list-style-type: none"> - Sports fields - Regional/city-wide recreation parks - Neighbourhood parks and playgrounds - Building sites (e.g., arena complexes, pools, leisure centres, arts centres, soccer dome) - Golf courses - Cemeteries - Cultural landscapes (e.g. Fort Calgary) 	<ul style="list-style-type: none"> - Recreation centres/fields in employment areas - Plazas - Special event facilities (e.g., outdoor concert venues) - Stormwater management facilities (e.g., dry or wet ponds, bioswales) - Roadway greens - Utility corridors - Community gardens

*The listings are representative and should not be considered conclusive.

The City, in accordance with the Municipal Government Act, may consider any of the following options to ensure the provision of open space:

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	<p>a. Owner dedication as Environmental Reserve;</p> <p>b. Owner dedication as Municipal Reserve. The Approving Authority may, in its sole discretion, consider providing Municipal Reserve credit for such dedications;</p> <p>c. Donations to appropriate not for profit agencies, land trusts, or The City (subject to negotiation);</p> <p>d. Outright purchase (subject to negotiation);</p> <p>e. Land swapping and transfer of credit Municipal Reserve (subject to negotiation);</p> <p>f. Conservation easements and associated caveats to restrict development on private land, as per the provisions of the Alberta Land Stewardship Act; and</p> <p>g. Environmental reserve easements as per the provisions of the MGA.</p> <p>At the time of the Outline Plan or detailed land use plan submission, land use shall be determined for the relevant open space types.</p> <p>See the <i>Open Space Plan</i> for general strategic direction and specific policies for planning, locating and designing the three open space categories and the regional pathway system.</p> <ul style="list-style-type: none">• This section builds on the following plans:• <i>Open Space Plan</i>• <i>Biodiversity Strategic Plan</i>• <i>imagineParks: A long term vision of Calgary's public parks and open space</i>• <i>Cultural Landscape Strategic Plan</i>• <i>Riparian Strategy: Sustaining Healthy Rivers and Communities</i>• <i>Calgary...A City of Trees: Parks Urban Forest Strategic Plan</i>• <i>Calgary Wetland Conservation Plan</i>
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	<ul style="list-style-type: none"> • <i>Urban Park Master Plan</i> • <i>Natural Areas Management Plan</i> • <i>Calgary Pathway and Bikeway Plan</i>
Section 3.4.1	
Existing	Proposed
<p>3.4.1 General</p> <p>The open space network is an interconnected system that provides social, biophysical and aesthetic benefits to a community. It is comprised of parcels and corridors which can be either developed or naturally occurring and can support active and passive activities. Parcels generally consist of developed parks, joint use sites and protected natural areas. Corridors consist of pathway routes, linear natural features and green corridors that connect and support the parcel areas.</p> <p>1. Open Spaces</p> <p>The Open Space system within each Plan Area shall promote, conserve and enhance an interconnected ecological and recreation system. It is a system of active and passive open space, with connections to retained EOS. It is comprised of parks, schools, public plazas, natural areas and other open spaces that provide social, biophysical, and aesthetic functions.</p> <p>a. Acquisition of land for the open space system can occur through dedication of Municipal Reserve, Municipal and School Reserve, Environmental Reserve, a conservation easement, voluntary conservation, voluntary reserve dedication, land purchase or other means.</p> <p>b. Municipal Reserve should be allocated according to the priority of reserves under the Joint Use Agreement.</p> <p>c. Private open spaces and recreational amenities of various sizes and forms should be provided within multi-residential developments, mixed-use and commercial developments.</p>	<p>3.4.1 General</p> <p>The open space network is an interconnected system that provides social, biophysical and aesthetic benefits to a community. It is comprised of parcels and corridors which can be either developed or naturally occurring and can support active and passive activities. Parcels generally consist of developed parks, joint use sites and protected natural areas. Corridors consist of pathway routes, linear natural features and green corridors that connect and support the parcel areas.</p> <p>1. Open Spaces</p> <p>The Open Space system within each Plan Area shall promote, conserve and enhance an interconnected ecological and recreation system. It is a system of active and passive open space, with connections to retained EOS. It is comprised of parks, schools, public plazas, natural areas and other open spaces that provide social, biophysical, and aesthetic functions.</p> <p>a. Acquisition of land for the open space system can occur through dedication of Municipal Reserve, Municipal and School Reserve, Environmental Reserve, a conservation easement, voluntary conservation, voluntary reserve dedication, land purchase or other means.</p> <p>b. Municipal Reserve should be allocated according to the priority of reserves under the Joint Use Agreement.</p> <p>c. Private open spaces and recreational amenities of various sizes and forms should be provided within multi-residential developments, mixed-use and commercial developments.</p>

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<p>2. Green Corridors</p> <p>The green corridor is the recreational component of EOS and green infrastructure network. The land area for the green corridor shall be provided within retained EOS to the greatest extent possible.</p> <p>a. The green corridor shall:</p> <ul style="list-style-type: none"> i. provide opportunities for a diversity of user access and activity; ii. provide ecological links between retained EOS areas where possible; iii incorporate year-long seasonal adaptability / usability; iv. connect to or integrate with parks, recreation spaces and Joint Use Sites, where appropriate; and vi. include a 3.5m wide pathway, where feasible and appropriate. <p>b. Accessibility: The green corridor shall provide walking and cycling connections to open spaces, natural features and the (local and regional) pathway network while linking major origin and destination points within communities.</p> <p>3. Green Infrastructure Network</p> <p>Outline Plans shall incorporate an interconnected green infrastructure network. The design of the interconnected green infrastructure network should minimize the loss of natural green elements and natural topography. Features required to maintain ecosystem connectivity should be identified and prioritized for protection or development in a manner that provides for connectivity.</p> <p>4. Engineered Systems</p> <p>Engineered systems that are designed to mimic nature are encouraged where natural functionality will be lost through development.</p>	<p>2. Green Corridors</p> <p>The green corridor is the recreational component of EOS and green infrastructure network. The land area for the green corridor shall be provided within retained EOS to the greatest extent possible.</p> <p>a. The green corridor shall:</p> <ul style="list-style-type: none"> i. provide opportunities for a diversity of user access and activity; ii. provide ecological links between retained EOS areas where possible; iii incorporate year-long seasonal adaptability / usability; iv. connect to or integrate with parks, recreation spaces and Joint Use Sites, where appropriate; and vi. include a 3.5m wide pathway, where feasible and appropriate. <p>b. Accessibility: The green corridor shall provide walking and cycling connections to open spaces, natural features and the (local and regional) pathway network while linking major origin and destination points within communities.</p> <p>3. Green Infrastructure Network</p> <p>Outline Plans shall incorporate an interconnected green infrastructure network. The design of the interconnected green infrastructure network should minimize the loss of natural green elements and natural topography. Features required to maintain ecosystem connectivity should be identified and prioritized for protection or development in a manner that provides for connectivity.</p> <p>4. Engineered Systems</p> <p>Engineered systems that are designed to mimic nature are encouraged where natural functionality will be lost through development.</p> <p>3.4.1 Recreational Open Space</p> <p>Recreational Open Space (ROS) consists of land</p>
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	<p>acquired by The City, through dedication or otherwise to provide areas for accessible public recreation such as neighbourhood parks, sports fields, cultural landscapes and cemeteries. ROS is planned to be functionally connected with the broader open space network and meet the objective set out in section 2.3.4 of the MDP, (“Parks, open spaces and outdoor recreation”), and is directed by the policies therein.</p> <ol style="list-style-type: none"> 1. Planning for Acquired Recreational Open Space <ol style="list-style-type: none"> a. Lands should be used, in part, to establish buffers to help maintain the ecological function of protected EOS. b. Lands should be functionally connected to other open space via green infrastructure. c. Native tree stands and other vegetative habitats should be planted to enhance biodiversity and the ecosystem services of the lands. d. Lands should be planned and designed to support stormwater management, while not negatively affecting public use of the area. e. Impervious surfaces and compacted soils should be minimized to allow stormwater to soak into the ground and replenish ground water supplies.
Section 3.4.2	
Existing	Proposed
<p>3.4.2 Environmental Open Space</p> <p>Environmental Open Space (EOS) is the river valley system, the urban forest, environmentally significant areas and natural environment parks (including wetlands, natural water bodies, escarpments, riparian corridors, natural grasslands and native pasture and woodlots).</p>	<p>3.4.2 Environmental Open Space</p> <p>Environmental Open Space (EOS) is the river valley system, the urban forest, environmentally significant areas and natural environment parks (including wetlands, natural water bodies, escarpments, riparian corridors, natural grasslands and native pasture and woodlots).</p>

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<p>1. Verification</p> <p>a. The EOS Study Areas identified in each ASP were not necessarily field verified (at time of adoption) and may not reflect actual site conditions, are subject to further study and shall be delineated at Outline Plan / Land Use Amendment stage.</p> <p>b. Only EOS dedicated, acquired or otherwise protected by The City are subject to the use and preservation oriented EOS policies. These are referred to as 'retained EOS'.</p> <p>2. Map Delineation</p> <p>a. Lands within the EOS Study Area in each ASP potentially qualify as both or either Environmental Reserve (ER) or environmentally significant area.</p> <p>b. EOS Study Area illustrated on each ASP's Land Use Concept identifies those areas of regional significance only.</p> <p>3. Composition</p> <p>a. Recreational amenities may be allowed within EOS where there is no significant negative impact on ecological and hydrological functionality or connectivity.</p> <p>b. Treated stormwater releases into existing water bodies or retained EOS may be acceptable if the water contributes to the function of these natural features and provides for quality habitat.</p> <p>c. Pathway crossings shall be located to integrate the green corridor into Communities.</p> <p>d. The general categories of uses identified shall be refined through the land use districts applied within the EOS.</p>	<p>1. Verification</p> <p>a. The EOS Study Areas identified in each ASP were not necessarily field verified (at time of adoption) and may not reflect actual site conditions, are subject to further study and shall be delineated at Outline Plan / Land Use Amendment stage.</p> <p>b. Only EOS dedicated, acquired or otherwise protected by The City are subject to the use and preservation oriented EOS policies. These are referred to as 'retained EOS'.</p> <p>2. Map Delineation</p> <p>a. Lands within the EOS Study Area in each ASP potentially qualify as both or either Environmental Reserve (ER) or environmentally significant area.</p> <p>b. EOS Study Area illustrated on each ASP's Land Use Concept identifies those areas of regional significance only.</p> <p>3. Composition</p> <p>a. Recreational amenities may be allowed within EOS where there is no significant negative impact on ecological and hydrological functionality or connectivity.</p> <p>b. Treated stormwater releases into existing water bodies or retained EOS may be acceptable if the water contributes to the function of these natural features and provides for quality habitat.</p> <p>c. Pathway crossings shall be located to integrate the green corridor into Communities.</p> <p>d. The general categories of uses identified shall be refined through the land use districts applied within the EOS.</p>
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<p>4. Protection</p> <p>a. Wetlands, riparian areas and their related uplands should be considered for protection and enhancement.</p> <p>b. Where lands within the EOS Study Area qualify as ER, they are to be dedicated as ER.</p> <p>c. Where lands within the EOS Study Area do not qualify as ER, acquisition and protection of the lands may be pursued through alternative means.</p> <p>d. Where lands identified within the EOS Study Area are not dedicated, acquired or otherwise protected by The City, the lands shall be considered developable and the adjacent land use category of the ASP applies.</p> <p>e. Development in EOS Study Areas that are not protected as above should proceed in a manner that is sensitive to, and minimize impacts on ecosystem assets.</p>	<p>4.—Protection</p> <p>a. Wetlands, riparian areas and their related uplands should be considered for protection and enhancement.</p> <p>b. Where lands within the EOS Study Area qualify as ER, they are to be dedicated as ER.</p> <p>c. Where lands within the EOS Study Area do not qualify as ER, acquisition and protection of the lands may be pursued through alternative means.</p> <p>d. Where lands identified within the EOS Study Area are not dedicated, acquired or otherwise protected by The City, the lands shall be considered developable and the adjacent land use category of the ASP applies.</p> <p>e. Development in EOS Study Areas that are not protected as above should proceed in a manner that is sensitive to, and minimize impacts on ecosystem assets.</p>
<p>5. Interface</p> <p>a. Where land abuts retained EOS, development should occur in a sensitive manner such that any runoff sustains and enhances EOS (pursuant to policy 3.4.2.3.b above) and an aesthetically appealing visual and ecologically sensitive transition is provided.</p> <p>b. Development adjacent to retained EOS shall:</p> <ul style="list-style-type: none"> i. ensure an interconnected open space; ii. protect the local watershed in its natural form; and iii. protect, enhance and integrate critical ecological areas. <p>c. Single loaded roads and / or pedestrian connections should be located adjacent to retained EOS, along some stretches, to enable public views.</p> <p>d. Grade-matching or development disturbance should occur only outside of EOS retained in a</p>	<p>5.—Interface</p> <p>a. Where land abuts retained EOS, development should occur in a sensitive manner such that any runoff sustains and enhances EOS (pursuant to policy 3.4.2.3.b above) and an aesthetically appealing visual and ecologically sensitive transition is provided.</p> <p>b. Development adjacent to retained EOS shall:</p> <ul style="list-style-type: none"> i. ensure an interconnected open space; ii. protect the local watershed in its natural form; and iii. protect, enhance and integrate critical ecological areas. <p>c. Single loaded roads and / or pedestrian connections should be located adjacent to retained EOS, along some stretches, to enable public views.</p> <p>d. Grade-matching or development disturbance should occur only outside of EOS retained in a</p>

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<p>natural state.</p> <p>e. Site grades for lands surrounding retained EOS shall demonstrate that the natural drainage channels and areas shall remain viable in a post-development state.</p> <p>f. Any consideration for (transportation, utility or other infrastructure) crossings through EOS areas (including water bodies) should be determined within the wider context of urban need and treated with environmental sensitivity.</p>	<p>natural state.</p> <p>e. Site grades for lands surrounding retained EOS shall demonstrate that the natural drainage channels and areas shall remain viable in a post-development state.</p> <p>f. Any consideration for (transportation, utility or other infrastructure) crossings through EOS areas (including water bodies) should be determined within the wider context of urban need and treated with environmental sensitivity.</p> <p>3.4.2 Environmental Open Space</p> <p>Environmental Open Space (EOS) consists of land acquired by The City, through dedication or otherwise, to preserve Environmentally Significant Areas such as wetlands, watercourses, riparian areas, escarpments and glacial erratics. EOS is planned to be functionally connected with the broader open space network and meet the objectives of MDP sections 2.6.2 (“Land”), 2.6.3 (“Water”), and 2.6.4 (“Ecological networks”), and is directed by the policies therein.</p> <p>The EOS Study Area depicted on Local Area Plan land use concept maps are identified using the ecological inventory data available at the time of the plans adoption. Data are collected via field and desktop methods using established municipal, provincial and federal protocols, where applicable. The specific delineation of EOS and lands protected therein shall be further refined at the time of the Outline Plan or detailed land use plan submission.</p> <p>1. Planning for Acquired Environmental Open Space</p> <p>a. The following polices apply to lands acquired by The City at time of Outline Plan or detailed land use plan submission:</p> <p>i. Lands should be functionally</p>
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	<p>connected to other open space via green infrastructure to contribute to an interconnected open space network.</p> <ul style="list-style-type: none">ii. Consideration of transportation, utility or other infrastructure crossings should be determined within the greater context of community need and treated with environmental sensitivity.iii. If watercourse crossings are required, design considerations should be given for the most appropriate technique to maintain the ecological and hydrological function of the area, as demonstrated through an approved impact assessment.iv. Recreational amenities (e.g., pathways, trails and viewing platforms) may be allowed where there is no negative impact on ecological and hydrologic function or to establish an ecological buffer, as demonstrated through an approved impact assessment.v. Treated stormwater releases into existing water bodies may be acceptable, subject to all required provincial approvals, if the water contributes to the function of the water body, as demonstrated by an approved impact assessment.vi. Preliminary details for proposed infrastructure crossings and typical cross-sections of adjacent properties
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	<p>shall be submitted to Parks for review in order to ensure development impact occurs outside of Environmentally Significant Areas.</p> <p>b. The following polices should be approval conditions of Outline Plan or detailed land use plan prior to tentative plan or stripping and grading permit approval for land acquired by The City, where appropriate:</p> <ul style="list-style-type: none">i. A natural area management plan should be submitted to and approved by Parks.ii. Land disturbed by construction should be restored through the use of habitat restoration techniques in accordance with City requirements and demonstrated in the natural area management plan.iii. Critical ecological material from the development areas, such as glacial erratics, native sod, grasses, forbs and trees should be salvaged and integrated into EOS lands where applicable. <p>c. For lands adjacent to lands acquired by The City at time of Outline Plan or detailed land use plan, the following interface polices apply:</p> <ul style="list-style-type: none">i. Conservation design strategies are encouraged to create buffers and avoid lands that have been protected as EOS.ii. Development should minimize potential for erosion of EOS
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 DEVELOPMENT PLAN (THE NEW COMMUNITY PLANNING
 GUIDEBOOK)
 CITY-WIDE, FUTURE GREENFIELD AREAS, NEW
 COMMUNITIES
 BYLAW 47P2015**

	<p>lands.</p> <ul style="list-style-type: none"> iii. An ecologically sensitive transition should be provided between developed areas and EOS such as through the use of appropriate plantings. iv. Grade-matching or development disturbance should occur outside of EOS. v. Public visibility and access to EOS should be optimized through consideration of design strategies such as, <ul style="list-style-type: none"> a. Locating single loaded residential roads to parallel portions of the land; b. Clear public entry points; and/or c. Buffering lands with additional open space.
Section 3.4.3 (new)	
Existing	Proposed
None – New to NCPG	<p>3.4.3 Alternative Use Open Space:</p> <p>Alternative Use Open Space (AUOS) consists of land acquired by The City, through dedication or otherwise, for purposes other than those of Recreational and Environmental Open Space such as plazas, utility corridors, urban agriculture, community gardens and stormwater management facilities. AUOS is planned to be functionally connected with the broader open space network and meet the objectives of MDP sections 2.3.4 (“Parks, open spaces and outdoor recreation”) and 2.6.1 (“Green infrastructure”), and is directed by the policies therein.</p> <ul style="list-style-type: none"> 1. Planning for Acquired Alternative Use Open Space <ul style="list-style-type: none"> a. Lands should be functionally connected to other open space via

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	<p>green infrastructure.</p> <ul style="list-style-type: none"> b. Lands should be used, in part, to establish buffers to help maintain the ecological function of protected EOS. c. Lands should be planned and designed to support stormwater management, while not negatively affecting public use of the area. d. Impervious surfaces and compacted soils should be minimized to allow stormwater to soak into the ground and replenish ground water supplies.
Section 3.4.4 (new)	
Existing	Proposed
None – New to NCPG	<p>3.4.4 Regional Pathway System:</p> <p>The primary role of the regional pathway system is to provide opportunities for active or passive linear recreation over a large area and to link major features within the open space network. The system also provides alternative transportation routes for work, school and shopping trips and to community activity centers. Pathways are an integral element of The City’s open space network, as they facilitate alternative transportation modes and ecological connections between natural areas. The regional pathway network intends to meet the Objectives of Calgary Transportation Plan sections 3.2 (“Walking and cycling”) and 3.8 (“Local transportation connectivity”), and is directed by the policies therein.</p> <ul style="list-style-type: none"> 1. Planning <ul style="list-style-type: none"> a. Pathways should be aligned to buffer and minimize damage to EOS lands acquired by The City. b. Pathways should be used to create contiguous connections between and through acquired open space.

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Section 4.1	
Existing	Proposed (housekeeping amendment)
<p>2. Precedence</p> <p><i>This Volume/Part (Volume 2, Part 1) of the MDP (i.e. the new Community Planning Guidebook) represents and ongoing implementation of Volume 1 of the MDP. If there is a conflict between the provisions in this Volume/Part and the provisions in Volume 1 of the MDP, Volume 1 takes precedence. Opportunities to revise Volume 1 of the MDP when, through this process, conflicts arise between this volume and volume 1, and while volume 1 takes precedence, every opportunity to amend volume 1 to reflect lessons learned through this implementation process should be taken, as soon as possible, and preferably before built outcomes ensue.</i></p>	<p>2. Precedence</p> <p><i>This Volume/Part (Volume 2, Part 1) of the MDP (i.e. the new Community Planning Guidebook) represents and ongoing implementation of Volume 1 of the MDP. If there is a conflict between the provisions in this Volume/Part and the provisions in Volume 1 of the MDP, Volume 1 takes precedence. Opportunities to revise Volume 1 of the MDP when, through this process, conflicts arise between this Volume and Volume 1, and while Volume 1 takes precedence, every opportunity to amend Volume 1 to reflect lessons learned through this implementation process should be taken, as soon as possible, and preferably before built outcomes ensue.</i></p>
<p>3. Policy Interpretation</p> <p>a. All policies and requirements [of this part and each ASP] are deemed achieved only when they are to the satisfaction of the Approving Authority.</p>	<p>3. Policy Interpretation</p> <p>a. All policies and requirements (of this Part and each ASP) are deemed achieved only when they are to the satisfaction of the Approving Authority.</p>
Subsection 4 (new)	
Existing	Proposed
None – New to NCPG	<p>5. Glossary</p> <p>For New Community Planning Guidebook definitions, Refer to the Municipal Development Plan: Volume 1, Part 6 – Glossary.</p>
Section 4.3 subsection 2	
Existing	Proposed (housekeeping amendment)
d. the Provincial, Municipal, and developer financial obligations for municipal water, sanitary, stormwater, emergency services and transportation infrastructure improvements, noting who pays for what, when;	d. the Provincial, Municipal, and developer financial obligations for municipal water, sanitary, stormwater, emergency services and transportation infrastructure improvements, noting who pays for what and when;