

BYLAW NUMBER 47P2015

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE MUNICIPAL DEVELOPMENT
PLAN BYLAW 24P2009**

WHEREAS it is desirable to amend the Municipal Development Plan Bylaw 24P2009, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "Municipal Development Plan Amendment Number 16 Bylaw."
2. The Municipal Development Plan attached to and forming part of Bylaw 24P2009, as amended, is hereby further amended as follows:
 - (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 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."

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.
- (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, 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."

- (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"

- (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 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.

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 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."
- (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.
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			
Open space types*	Environmental	Recreational	Alternative Use
	<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:

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

- (II) 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.

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 policies 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 policies 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:

- 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 polices 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.

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."
- (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.

3. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ____ DAY OF _____, 2015.

READ A SECOND TIME THIS ____ DAY OF _____, 2015.

READ A THIRD TIME THIS ____ DAY OF _____, 2015.

MAYOR
SIGNED THIS ____ DAY OF _____, 2015.

CITY CLERK
SIGNED THIS ____ DAY OF _____, 2015.