

**BYLAW NUMBER 46P2013**

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

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**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 9 Bylaw."
2. The Municipal Development Plan attached to and forming part of Bylaw 24P2009, as amended, is hereby further amended as follows:

(a) After the Table of Contents, add a title page for "Volume 1", attached hereto as Schedule A.

(b) In Section 1.2, after the phrase, "The MDP is organized as follows:", insert the following text:

"Volume 1: The Municipal Development Plan"

(c) In Section 1.2, after the phrase, "Maps — supporting and aiding in the interpretation of the policies of the MDP.", insert the following text:

"Volume 2: Implementation Guidebooks  
Part 1 – New Community Guidebook"

(d) In Section 1.4.4 Local Area Plans, delete the first paragraph in its entirety and replace with the following:

"The City provides a range of policy plans for "local" geographic areas, communities and neighbourhoods. The policies in Volume 1 of the MDP inform these Local Area Plans by providing a city-wide level of direction on land use, urban form and transportation that is interpreted and applied within a local planning context. The policies in Volume 2 of the MDP provide implementation-level guidance that is to be applied in conjunction with Local Area Plans. Local Area Plans include two categories: statutory and non-statutory."

(e) In Section 1.5 Review of the MDP, delete the first paragraph in its entirety and replace with the following:

"A major review Volume 1 of the MDP should be undertaken every 10 years to

ensure that the goals, policy directions, processes, actions, and Core Indicators for Land Use and Mobility consider such factors as current growth forecasts, market trends, overall city and community values and The City's financial capacity. The Volume 2 Implementation Guidebooks will be reviewed for consistency with any policy changes made to Volume 1. The policies of Volume 2 will be reviewed on an on-going basis and amendments may be made as necessary."

- (f) In Section 1.7 Interpreting the MDP, delete the first paragraph in its entirety and replace with the following:

"The policies in Volume 1 of the MDP are written to provide direction to multiple aspects of Calgary's land use planning, development and growth management framework. The policies in Volume 2 of the MDP are written to provide implementation-level guidance for specific aspects of Calgary's development. Where there is inconsistency between the two volumes, Volume 1 has precedence over Volume 2."

- (g) In the Part 2 Introduction – City-wide policies, delete the third sentence of the first paragraph in its entirety and replace with the following:

"The policies also have relevance and provide direction across many specific scales of planning in the city, (e.g. Implementation Guidebooks, Local Area Plans, outline plans, land use amendments and development permits)."

- (h) In Section 2.2.1 e, delete the policy in its entirety and replace with the following:

"Identify the appropriate jobs and population ratio and planning area boundaries for Activity Centres and Corridors in the Implementation Guidebooks and/or the Local Area Planning process."

- (i) In Section 2.3.1 Housing, delete policy b.iii in its entirety and replace with the following:

"Including supportive land use policies and development strategies in the Implementation Guidebooks and/or in Local Area Plans that encourage the provision of a broader range of housing affordable to all income levels."

- (j) In Section 2.6.4 Ecological networks, delete policy x. in its entirety and replace with the following:

"The Implementation Guidebooks and/or Local Area Plans should outline the target tree canopy in the study area and follow the Parks Urban Forestry Strategic Plan guidelines for tree planting intentions and opportunities."

- (k) In Section 3.1.1 Local Area Plans, delete the title, the first paragraph and policy a. (but not a. i-xi) and replace with the following:

**"3.1.1 Implementation Guidebook and Local Area Plans**

Some Local Area Plans are intended to work in conjunction with an Implementation Guidebook. Some Typologies require a level of detailed

investigation to clearly understand the local opportunities, constraints and impacts of the respective policies. In those cases, supplemental policies should be established within an Implementation Guidebook or a Local Area Plan.

**Policies**

a. An Implementation Guidebook and/or Local Area Plan should include, but not be limited to the following:”

- (l) In Section 3.3.1 General Activity Centre policies, in the footnote to Table 3-1: Summary of Activity Centre Characteristics, add “and/or Implementation Guidebooks” after Local Area Plans.
- (m) In Section 3.3.2 Major Activity Centres, delete policy b. in its entirety and replace with the following:

“Local Area Plans for a MAC should provide a land use framework to achieve a minimum intensity threshold of 200 jobs and population per gross developable hectare. Individual MAC densities and the approximate jobs and population distributions will be established through a Local Area Plan or within an Implementation Guidebook.”
- (n) In Section 3.3.3 Community Activity Centres, delete policy b. in its entirety and replace with the following:

“Local Area Plans for a CAC should provide a land use framework to achieve a minimum intensity threshold of 150 jobs and population per gross developable hectare. Individual CAC densities and the appropriate job and population distributions will be established through a Local Area Plan or within an Implementation Guidebook.”
- (o) In Section 3.3.4 Neighbourhood Activity Centres, delete policy a. in its entirety and replace with the following:

“Development of NACs should achieve a minimum intensity threshold of 100 jobs and population per gross developable hectare. Specific NAC intensities will be established based upon the local context, site size and available infrastructure, as determined through a Local Area Plan, an Implementation Guidebook, land use amendment or comprehensive development permit process.”
- (p) In Section 3.4 Corridors, in the footnote to Table 3-2: Summary of Corridor Characteristics, add “and/or Implementation Guidebooks” after Local Area Plans.
- (q) In Section 3.4.2 Urban Corridors, delete policy c. in its entirety and replace with the following:

“Local Area Plans for an Urban Corridor should provide a land use framework to achieve a minimum intensity threshold of 200 jobs and population per gross developable hectare. Individual Urban Corridor densities and appropriate job and population distributions will be established through a Local Area Plan or within an Implementation Guidebook.”
- (r) In Section 3.4.3 Neighbourhood Corridors, delete policy c. in its entirety and replace with the following:

“Local Area Plans for a Neighbourhood Corridor should provide a land use framework to achieve a minimum intensity threshold of 100 jobs and population per gross developable hectare. Individual Neighbourhood Corridor densities and the appropriate job and population distributions will be established through a Local Area Plan or within an Implementation Guidebook.”

- (s) In Section 4.3.2 Agricultural operations, delete policy c. in its entirety and replace with the following:

“Review proposals for subdivision or land use changes within the context of The City’s growth management activities, ASPs, Implementation Guidebooks and development permit application processes.”

- (t) In Section 5.2 A strategic framework for growth and change, in Figure 5-1, add “and Implementation Guidebooks” after ‘Local Area Plans (ASPs, ARPs, Community Plans, etc.)’.

- (u) In Section 5.2.2 Strategic decisions, delete the last sentence of the second paragraph in its entirety and replace with the following:

“A 10-year review cycle will provide policy certainty for three complete City business and budget cycles, while providing a clear long-term direction for development (as per Section 1.5).”

- (v) In Part 6 – Glossary, add the following terms (in alphabetical order) to the existing list of definitions:

**Approving Authority:** The Subdivision Authority, Development Authority or Subdivision and Development Appeal Board of The City of Calgary, as the context implies.

**Concept Plan:** A plan that may be required, at the discretion of the Approving Authority, to be submitted at the time of Outline Plan / Land Use Amendment application, showing the relationship of the design of the subject site with adjoining parcels, the possible development of adjoining parcels, and/or the next phases of development.

**Development Permit:** A Development Permit indicates permission from the Approving Authority for construction or changes of use in accordance with The City of Calgary Land Use Bylaw.

**Engineered Stormwater Wetland:** A constructed and/or modified water body that fluctuates with water drainage peaks but holds water at all times. The wetland is used to improve stormwater runoff quality through nutrient and sediment removal using vegetation, detention, settlement and other best management practices. The wetland is also used to manage the volume of runoff through storage and restricted pipe outlets. Engineered Stormwater Wetlands have a habitat function with existing or constructed riparian and upland vegetation communities. The wetland boundary may be dedicated as Environmental Reserve in accordance with the Municipal Government Act, and the adjacent buffer or riparian and upland vegetation may be dedicated as MR, and all forebays should be dedicated as Public Utility Lots.

**Environmental Open Space:** 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.

**Green Corridor:** The recreational component of Environmental Open Space, providing pathways and linking ecological networks.

**Gross Developable Hectare / Acre:** Gross developable acre/hectare is calculated by starting with the gross area of land and deducting non-developable lands.

**Gross Developable Residential Area:** Gross Developable Residential Area is the total developable area available for general residential development. It is also used as the base measurement for density. GDRA is calculated by starting with the gross area of land and deducting non-developable land and land required for regional uses.

**Joint Use Site:** Lands set aside for or including a school building, a location for a school building or a school playing field and community playing fields with facilities and grounds which are accessible to both school and non-school users.

**Master Drainage Plan:** A stormwater drainage plan prepared for a large drainage area, usually serviced by one or more outfalls.

**Natural Environment Park:** A city-owned park where the primary role is the protection of an undisturbed or relatively undisturbed area of land or water, or both, and which has existing characteristics of a natural/native plant or animal community and/or portions of a natural ecological and geographic system. Examples include wetlands, escarpments, riparian corridors, natural grasslands and woodlots. A relatively undisturbed Natural Environment Park would either retain or have re-established a natural character, although it need not be completely undisturbed.

**Outline Plan / Land Use Amendment Application:** Detailed planning and design of new communities, or the redevelopment of large areas of existing communities, is done through the outline plan and subdivision process. This involves design details such as the preservation of environmental areas, open space locations and reserve dedications, development patterns, land use mixes and local street networks.

**Public Plaza:** A Community amenity that serves a variety of users, including building tenants and visitors and members of the public. This space type may function as a pedestrian site arrival point, home for public art, setting for recreation and relaxation and an inconspicuous security feature for high-profile buildings. Plazas are a beneficial feature of any lively streetscape.

**Street-Oriented:** Design that supports orienting building frontages and primary entranceways towards the street rather than internal to a site.

**Transit Plaza:** An area developed to serve as a public transportation centre, including onsite driveways, walkways, benches, bus shelters, and landscape areas.

**Water Body:** Any location where water flows or is present, whether the flow or the presence of water is continuous, intermittent or occurs only during a flood, and includes but is not limited to wetlands and aquifers.

- (w) After the Part 7 Maps, add a title page for 'Volume 2: Implementation Guidebooks', attached hereto as Schedule B.
- (x) Following the title page for Volume 2, add the "New Community Planning Guidebook" as Volume 2, Part 1 of the MDP, attached hereto as Schedule C.

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

READ A FIRST TIME THIS \_\_\_\_ DAY OF \_\_\_\_, 2013.

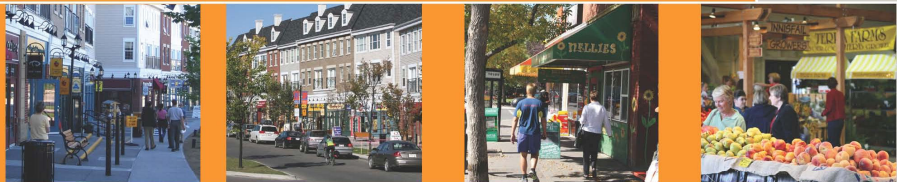
READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_, 2013.

READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_, 2013.

\_\_\_\_\_  
MAYOR  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_, 2013.

\_\_\_\_\_  
CITY CLERK  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_, 2013.

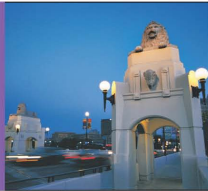
SCHEDULE A



**VOLUME 1:**  
The Municipal Development Plan



SCHEDULE B



**VOLUME 2:**  
Implementation Guidebooks





**SCHEDULE C**

The New Community Planning Guidebook

PROPOSED