MISCELLANEOUS	**ITEM NO: 02**	
	FILE NO:	M-2013-017
	CPC DATE:	2013 October 24
	COUNCIL DATE:	2013 December 02
	BYLAW NO:	**46P2013**

CITY WIDE

RECOMMENDATION:

CALGARY PLANNING COMMISSION RECOMMENDATION TO COUNCIL:

That Council:

1. **ADOPT** the proposed amendments to the Municipal Development Plan, in accordance with the Land Use Planning and Policy recommendation, as amended; and

2. Give three readings to the proposed Bylaw.

Moved by: R. Wright   **Carried: 4 - 2**

Opposed: R. Honsberger and J. Gondek

3. **DIRECT** Administration to bring forward amendments to the New Community Planning Guidebook on an ongoing basis, as required, in accordance with the Land Use Planning and Policy recommendation.

Moved by: R. Wright   **Carried: 4 - 2**

Opposed: R. Honsberger and J. Gondek

Reasons for Opposition from Mrs Gondek:
*   Given the significance of this document, the timing for review and decision-making was too tight.
*   I am uncertain following the presentation and discussion if this is truly a "cut and paste" process. There appears to have been a differentiated engagement process and concern about whether all parties were viewing the process and document in the same manner.
*   Perhaps an information session regarding these types of documents would be a beneficial step prior to CPC presentation. This approach worked well with the revised Downtown land use bylaw.

Reasons for Opposition from Mr. Honsberger:
Appendix IV "The New Community Planning Guidebook"
- 2.1 Communities 3.e) – limits ability to be unique with names, too prescriptive, needs to be more flexible and open ended
- 2.4.4 Housing & Servicing Mix – how are these documents implementable at ASP level?
  - applicant cannot deliver built form with ASP (premature)
- 2.4.3.f.ii NAC – why limit, stifles innovation
- 2.4.3.g.vi NAC 3:1 ratio again limits creativity
- 3.1.1.1 Pedestrian and Bicycle Circulation – Active Mode Connectivity – 'shall' yet no policy as to how metric is determined – not implementable
- 3.3.5.3.a.iv Municipal Facilities – Emergency Response Stations – highest point of land – Administration had no answer nor explanation for this requirement, answer as to why was that Fire Dept requested, need a better more rationale answer then 'because we said so'!
- 3.4.1.2.a.iii General – Green Corridor – again answer to explain how this could be demonstrated or implemented was inadequate. Applicants can't implement at ASP.
- 3.4.2 4.e EOS redundant statement, appears to be an attempt by Parks to extend their jurisdiction beyond their traditional enclave of parks, MR, ER, etc.
- 4.3.1.d Urban Growth Policies – Growth Management Overlay – remove overlay before accepting OP – cart before the horse, need City analysis, studies, scope, ie. For costing, TIA's etc to determine infrastructure requirements to figure out costs – this sequence is a major problem.

Comments from Mr. Battistella"
- It is not clear enough the minimum intensity levels are not necessarily the optimal ones. Previous ASPs that have reached the minimums and have been approved but have not been considered if it is the most appropriate. No guidance is provided as to how to determine the optimal.

PLANNING COMMISSION DECISION:	2013 October 24
MOTION:	The Calgary Planning Commission accepted correspondence from: • Urban Development Institute - Calgary dated 2013 October 21; and, • Walton Development and Management dated 2013 October 24, as distributed, and directs it to be included in the report as APPENDIX VI. **Moved by: R. Honsberger Carried: 5 – 1** Opposed: J. Gondek

| AMENDMENT:	In absence of an approved Seniors Age Friendly Strategy, I believe the inclusion of Seniors Care Facilities should be added to 3.3.1.
	Moved by: P. Battistella Carried: 4 – 2
	Opposed: R. Honsberger and J. Gondek
AMENDMENT:	In "The New Community Planning Guidebook" in section "2.2 Neighbourhoods" under subsection "2.b" after "A Neighbourhood should achieve a" and before "density of 20 units per gross developable" insert "minimum".
	Moved by: P. Battistella Carried: 4 – 2
	Opposed: R. Honsberger and J. Gondek
	Comments from Mr. Battistella: • 20 units/GH is sufficiently low to allow for significant alternative forms of development. The risk of the averaging in the dilution of the minimum density targets of the MDP.
AMENDMENT:	In "The New Community Planning Guidebook" in section "2.2 Neighbourhoods" under subsection "2.b" delete "i" and "ii".
	Moved by: P. Battistella Carried: 4 – 2
	Opposed: R. Honsberger and J. Gondek

PROPOSAL: Amendment to the Municipal Development Plan
               New Community Planning Guidebook

PURPOSE & ROLE:

The purpose of the New Community Planning Guidebook (Guidebook) is to provide the core policies necessary for a new format of condensed Area Structure Plans. The Guidebook contains policy that will be applied in conjunction with the policies of new community Area Structure Plans. It provides the basic building blocks for neighbourhood development. New community Area Structure Plans will describe how those building blocks are arranged to

produce neighbourhoods and communities. New community Area Structure Plans will also provide any supplemental policies required in a particular plan area. Combined, they will provide the policy for new community growth. This will streamline Area Structure Plans by eliminating policy repetition.
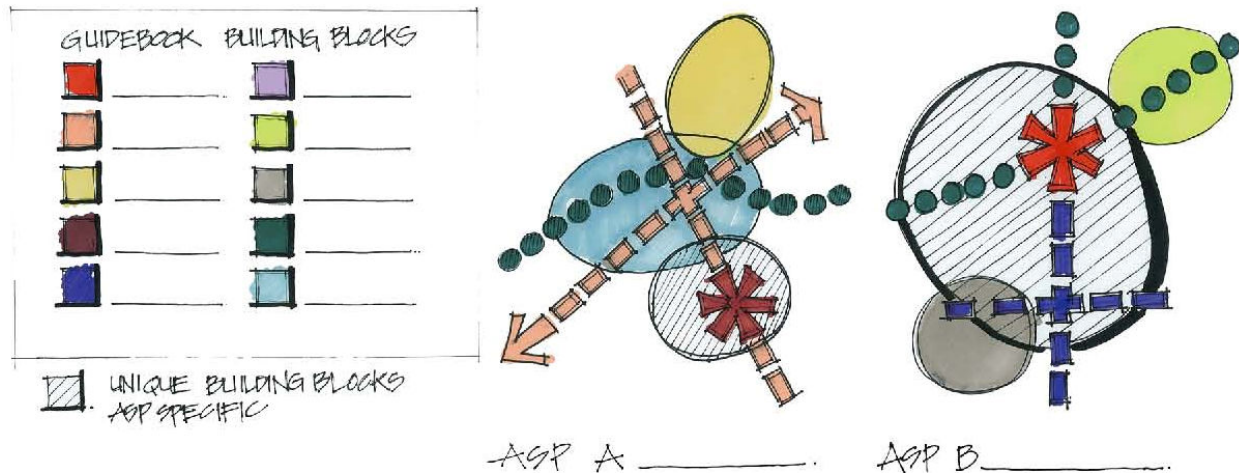
PREVIOUS COUNCIL DIRECTION:

At its 2013 March 18 meeting, Council approved the following motion:

Direct Administration to report back to 2013 December Public Hearing of Council with an amendment to the Municipal Development Plan to include the New Community Guidebook.

PLANNING EVALUATION:

Description of the Guidebook

The Pilot Area Structure Plans
At its 2013 March 18 meeting, Council directed Administration to initiate a pilot project for two developer-funded Area Structure Plans starting Q4 2013. The pilot project included a framework to create shorter, more streamlined Area Structure Plans. The Guidebook enables this to be achieved.

Function of Area Structure Plans
Area Structure Plans are long term, strategic policy documents for new communities that refine and implement The City's broader planning objectives, policies and growth strategies for logical planning cells. Area Structure Plans provide direction to Administration, landowners, developers, builders and citizens about how a new community will develop over time. Once an Area Structure Plan is approved, detailed applications for outline plans/land use amendments may proceed, followed sequentially by subdivision, development permit applications and building permit applications.

Redundancy in Recent Area Structure Plans

An evaluation of recently adopted Area Structure Plans (e.g., Keystone Hills, Belvedere and South Shepard) showed that about 70 percent of the content is repeated. This content has been approved by Council through multiple Area Structure Plan processes and is, for the most part, unnecessary to be replicated in individual Area Structure Plans. The policy standard has been set. Not only does it result in extra effort to revise this policy from Area Structure Plan to Area Structure Plan, but it introduces the potential for slight inconsistencies for the same policy amongst individual Area Structure Plans.

New Container for Existing Content

The proposed Guidebook contains material common to recent Area Structure Plans. One objective of the project was to maintain the existing policy standard set by the last three Area Structure Plans. Because Guidebook policies need to be enforceable, it needs to be embedded in a statutory plan. Area Structure Plans and the Municipal Development Plan are both statutory plans. By embedding common Area Structure Plan policies in the Municipal Development Plan as a Guidebook, the policies do not lose any force or effect.

New Municipal Development Plan Volumes

To separate the Guidebook from the rest of the Municipal Development Plan, new divisions are proposed. There will be a Volume 1 which contains all of the current content and a Volume 2 with implementation policies. Volume 2 is what will contain the Guidebook and any future guidebooks for other areas or topics.

New Area Structure Plans Depend on the Guidebook

Council approval of the Guidebook is required before any streamlined Area Structure Plans can be completed. If the Guidebook is delayed, the developer-funded Area Structure Plan processes will be as well. Once Council approves the New Community Planning Guidebook, new Area Structure Plans will be able to focus specifically on the unique features and attributes of each plan area. With the Guidebook containing the content that applies to all new community areas (e.g., policies and guidelines for neighbourhood activity centres), the resulting new Area Structure Plans will be much shorter, and be developed faster than the recently adopted Area Structure Plans were.

How the Guidebook will be Implemented

The Guidebook will only apply to those Area Structure Plans that say it does. It will not apply retroactively to any already-approved Area Structure Plans. The Guidebook will not be applied inflexibly to new Area Structure Plans. There is an exemption clause that says an Area Structure Plan may identify different policy standards than what is in the Guidebook as long as the exceptions are noted specifically in policy. The Guidebook will be reviewed during the production of the first two Area Structure Plans using it. If changes are warranted, they should be brought forward to Council for consideration at around the same time as the Area Structure Plans are going through their approval processes.

Future Guidebook Changes

In the future, amendments to the Guidebook will change the policy standards for multiple plan areas. This will ensure that standards across multiple plan areas are consistent and current. Consistent and current policies will make application evaluation easier and ensure that development outcomes reflect Council direction. Where a policy change is inappropriate for certain circumstances, an Area Structure Plan could exempt itself from the new policy and define something more appropriate. The Guidebook defines a general policy standard. Area Structure Plans can customize if needed.

Content of the Guidebook

Vision and Core Ideas
Given that the Guidebook provides building blocks for Area Structure Plans to use, its vision and core ideas speak to general aspirations for all new communities while also introducing the content of the document.

Community Framework Section
• Communities and Neighbourhoods: These are the spatial units within which policy requires various use and intensity requirements be met.
• Typologies: These are the activity centres and corridors which give structure and variety to new communities. The policies elaborate on how the Municipal Development Plan objectives for these typologies can be achieved in new communities.

Community Services and Amenities Section
• Mobility: The policies encourage sustainable modes of transportation within a highly-connected network of paths, streets and transit routes, pursuant to the Calgary Transportation Plan and Municipal Development Plan.
• Utilities: The policies ensure that utility infrastructure will adequately, safely and efficiently service the ultimate development within each Plan Area.
• Facilities: The policies set basic standards for the development of common community facilities.
• Open Space Network: The policies speak to creating a conveniently located and interconnected system of programmed and natural open spaces serving a wide range of users.

Implementation Section
• Interpretation: The policies clarify how the document works.
• Application Requirements: The policies provide for implementation through the Outline Plan/Land Use Amendment process.
• Urban Growth Policies: The policies provide a decision-making process for Council to decide on the co-ordination of growth and servicing within each Plan Area, pursuant to growth management policies in place at the time.
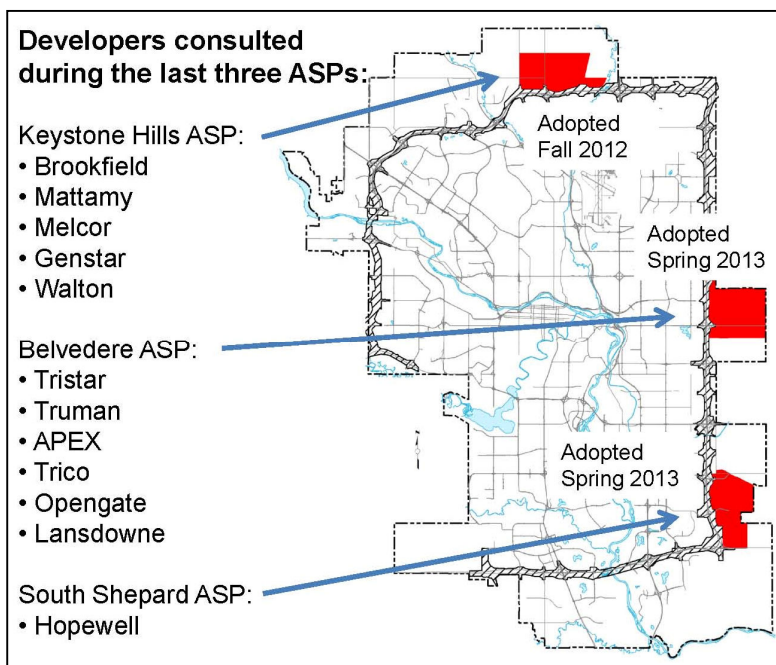• Intensity / Density: This section clarifies points about evaluating density and intensity.

Guidebook Engagement

Prior to Guidebook
Engagement on the Guidebook content really started with the last three Area Structure Plans. Those Area Structure Plans had similar policies and set a standard. Following this, The City engaged with industry on the developer-funded Area Structure Plans.

Guidebook Engagement
Given the extensive work with industry, community and

Developers consulted during the last three ASPs:

Keystone Hills ASP:
• Brookfield
• Mattamy
• Melcor
• Genstar
• Walton

Belvedere ASP:
• Tristar
• Truman
• APEX
• Trico
• Opengate
• Lansdowne

South Shepard ASP:
• Hopewell

Adopted Fall 2012

Adopted Spring 2013

Adopted Spring 2013

environmental groups, Administration determined that an 'inform' level of engagement was appropriate. After receiving direction on the project from Council in late March, the Guidebook was circulated to external stakeholders in August. There was an information session in mid-August. There were also meetings with industry representatives (UDI) in the summer and fall. For a detailed summary of the engagement on the project, please refer to APPENDIX V.

CONCLUSION:

The proposed New Community Planning Guidebook will effectively provide the core policies necessary for a new format of condensed Area Structure Plans.

LAND USE PLANNING AND POLICY RECOMMENDATION: **APPROVAL**

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

B.   Recommend that Council **DIRECT** Administration to bring forward amendments to the New Community Planning Guidebook on an ongoing basis, as required.

Chris Wolfe
2013/October

Proposed Amendments to the Municipal Development Plan

(a)   After the Table of Contents, add a title page for "Volume 1", (APPENDIX II).

(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 of 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", (APPENDIX III).

(x)　Following the title page for Volume 2, add the "New Community Planning Guidebook" as Volume 2, Part 1 of the MDP, (APPENDIX IV).

VOLUME 1:
The Municipal Development Plan

calgary.ca | call 3-1-1

THE CITY OF CALGARY

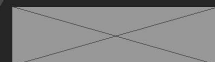# VOLUME 2:
Implementation Guidebooks

THE CITY OF CALGARY

MUNICIPAL DEVELOPMENT PLAN: VOLUME 2, PART 1

THE NEW COMMUNITY PLANNING GUIDEBOOK

Adopted by Council
[Approval Date]

calgary.ca | contact 311

Onward/ We will create great communities with quality living and working environments, more housing diversity, enhanced community distinctiveness, and vibrant public places.

TABLE OF CONTENTS

1.0 VISION AND CORE IDEAS

"Future Greenfield Areas are those large land areas in the city identified for future urban development that do not have an approved ASP in place. Planning for these areas should identify Activity Centres and/or Corridors that provide for a variety of housing types, opportunities for daily needs within walking distance to residential communities, and centres for transit access. Supporting the land use pattern is a street network that connects residents, jobs and commercial services through direct automobile, transit, bicycle, and pedestrian routes. The overall community design should integrate natural area protection within the open space and green infrastructure systems."

- MDP Section 3.6.2

Vision: Creating Complete Communities

The City will foster complete communities in greenfield areas by organizing development around compact activity centres and corridors that are connected, serviced and sustainable.

Core Ideas

1. Compact development

   New communities will make efficient use of land with focused growth in activity centres and corridors.

2. Multi-modal connectivity

   New communities will have a high degree of connectivity for pedestrians, cyclists, transit riders and motorists.

3. Utilities and community services

   New communities will have a full complement of utilities and social community elements.

4. Open space network

   New communities will have a conveniently located and interconnected system of programmed and natural open spaces serving a wide range of users.

1.0 VISION AND CORE IDEAS

Guidebook Structure

This Guidebook:

- Provides the building blocks for new community design.
- Sets common standards for new community development.
- Translates the Volume 1 MDP objectives into implementation policy.

This Guidebook contains policy that is applied in conjunction with the policies of new community Area Structure Plans. It provides the basic building blocks for neighbourhood development.
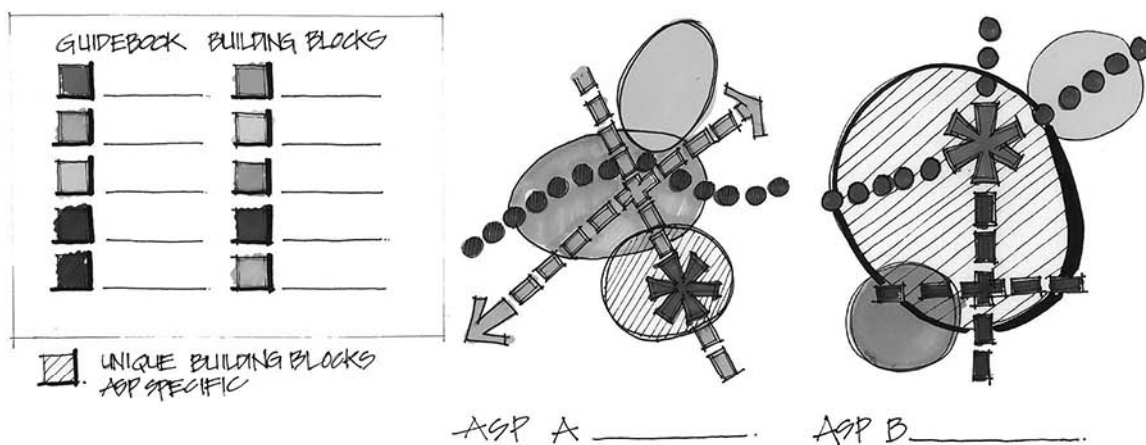

New community Area Structure Plans describe how those building blocks are arranged to produce neighbourhoods and communities. New community Area Structure Plans also provide any supplemental policies required in a particular plan area. Combined, they provide the policy for new community growth.

This structure translates the Municipal Development Plan's vision and core policies into implementation level policies in a way that standardizes and simplifies planning policies for new community growth.

This document starts by describing the forms of development (such as Neighbourhood Activity Centres, Urban Corridors, etc.) that are the building blocks of new neighbourhoods and communities. It then describes the community services and amenities that are necessary to support neighbourhoods and communities, such as transportation and parks. Lastly, implementation details are provided to guide Administration and applicants.

2.0 COMMUNITY FRAMEWORK

Greenfield development should result in complete communities. Growth in greenfield areas occurs at the neighbourhood and community scales. The neighbourhood is the basic scale. Neighbourhoods are comprised of multiple development forms within a walkable distance. Communities are comprised of a number of neighbourhoods and will have the elements needed for people to live, work, learn and play locally.

- ◦ ASP boundary
- ▪ Communities
- ⌐ Neighbourhoods
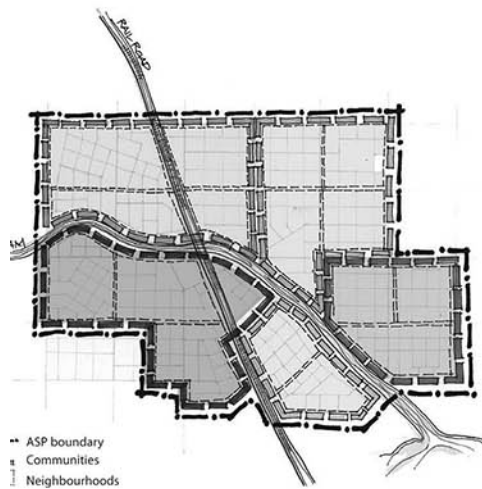
Complete Community

"A community that is fully developed and meets the needs of local residents through an entire lifetime. Complete communities include a full range of housing, commerce, recreational, institutional and public spaces. A complete community provides a physical and social environment where residents and visitors can live, learn, work and play."

- MDP Glossary

2.1 Communities

1. Composition

   Communities should be composed of a series of distinct neighbourhoods and be served by a community-scaled Activity Centre or focal point.

2. Intensity

   a. Each community shall achieve a minimum intensity of 60 people and jobs per gross developable hectare upon initial build-out.

   b. Each community shall be planned to achieve a potential minimum intensity of 70 people and jobs per gross developable hectare as plan area renewal and intensification occurs.

3. Identity

   Community identity should be enhanced through:

   a. preservation and integration of unique natural features;

   b. parks with character and other public spaces;

   c. a high quality of architecture and urban design to create attractive streetscapes;

   d. strong edge conditions;

   e. street names and signage that reflect local history and/or natural features;

   f. public art to be integrated with public places; and

   g. identification of historical resources, and development of interpretive features about such sites.

2.0 COMMUNITY FRAMEWORK

2.2 Neighbourhoods
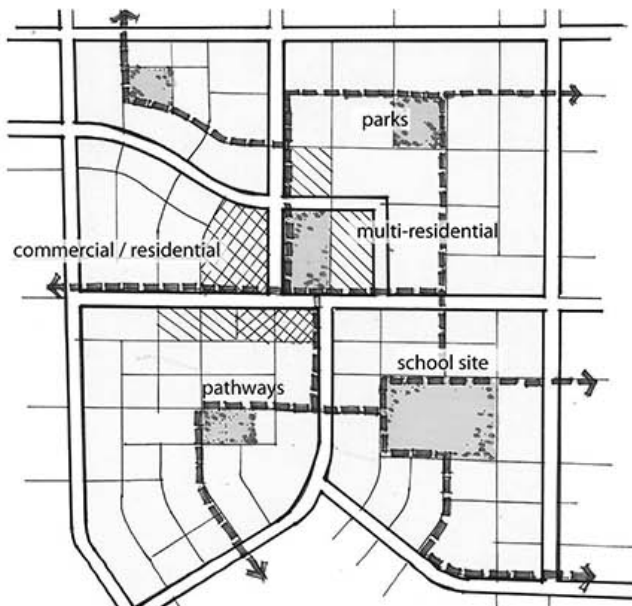
"*A neighbourhood is a distinct part of a larger community, containing up to 5,000 people. A neighbourhood is typically considered to be a primarily residential area within walking distance of a local commercial area, school, park, transit station, etc.*"

– MDP Section 2.2.5

1. Overview

   All lands within Communities should be identified as part of a Neighbourhood, with the exception of Environmental Open Space (see Section 3.4.2) which may form a boundary of one or more Neighbourhoods.

2. Size and Intensity

   a. A Neighbourhood should range between 40 and 75 hectares (99 and 185 acres) in size.

   b. A Neighbourhood should achieve a density of 20 units per gross developable residential hectare (8 units per gross developable residential acre).

      i. An Area Structure Plan (ASP) may identify a Neighbourhood with a lower density if it identifies a Neighbourhood with a higher density. The density of the two Neighbourhoods must average 20 units per gross developable residential hectare (8 units per gross developable residential acre) considering their respective gross developable areas.

      ii. Each ASP shall show the density requirement for each Neighbourhood on a map. Any density averaging between two Neighbourhoods shall be shown on the map. The map should be amended prior to or concurrent with an Outline Plan/Land Use Amendment application where density averaging is proposed.

3. Composition

   A Neighbourhood should consist of a Neighbourhood Area that is designed around an Activity Centre, or Corridor. Each Neighbourhood should provide:

   a. A diversity of housing choices

   b. Neighbourhood-scale commercial and/or services

   c. Public spaces, parks and recreation facilities

   d. Public transit

   e. Green infrastructure

2.0 COMMUNITY FRAMEWORK

4. Housing and Service Mix

    The variability in housing mix and services should meet the needs of all ages, abilities, incomes, and sectors of society. To accomplish this, applicants are encouraged to incorporate the design elements of the following documents:

    a. Seniors Age-Friendly Strategy

    b. Alberta Building Code Standata on Adaptable Dwellings

    c. Calgary's Access Design Standards

    d. The Guidelines for Housing Affordability and Affordable Housing

5. Design

    a. A Neighbourhood should promote walkability, accessibility and sense of place.

    b. A neighbourhood should provide a distinct identity. This is created by designing development to incorporate natural features (including sightlines and access to natural areas), public parks, gathering places, streetscape design, distinctive buildings, landmarks and public art.

    c. The design of the Neighbourhood should incorporate emergency services safe design and Crime Prevention Through Environmental Design principles.

    d. The street and mobility network of a neighbourhood should be highly connective and block-based.

Typologies

Typologies are the building blocks of neighbourhoods and communities. They are distinct geographic and functional areas that share common attributes. These are detailed in sections 2.3 to 2.9.

2.3   Neighbourhood Areas

Neighbourhood Areas consist predominantly, though not exclusively, of residential uses. They provide a range of housing choices and convenient access to local destinations.

1. Neighbourhood Areas shall include a variety of housing forms and affordability levels.

2. Neighbourhood Areas should:

    a. include opportunities for home-based business uses; and

    b. provide opportunities for a variety of compatible uses only if such development does not compromise the viability of similar development in a nearby Activity Centre or Corridor.

3. If deemed appropriate in the Neighbourhood Area, Multi-Residential Developments should:

    a. be located near transit, amenities, open space and should be integrated with other types of housing; and

    b. not compromise the viability of similar development in nearby Activity Centres, or Corridors.

2.0 COMMUNITY FRAMEWORK

2.4 Neighbourhood Activity Centres (NAC)

NACs are neighbourhood focal points containing a mix of transit supportive residential and non-residential uses. Connected to surrounding land uses by a network of converging streets, walkways and pathways, NACs are designed to have a positive pedestrian environment and an active public realm.

1. Location

   a. NACs should be located:

      i. central to the surrounding Neighbourhood Area in order that all neighbourhood residents live within a 400m radius and 700m walking route distance via the transportation network; and

      ii. along collector streets to allow access for transit services.

2. Size and Intensity

   a. Each NAC should be comprised of an area of approximately 2 to 4 hectares (5 to 10 acres).

   b. Each NAC shall be comprised of a mix of land uses that achieve a minimum intensity of 100 people and jobs per gross developable hectare.

3. Composition

   a. Each NAC should be a comprehensively planned, mixed-use area consisting of a central amenity space, medium-density multi-residential development, and a non-residential use.

   b. Buildings adjacent to streets within the NAC shall be street oriented and have direct pedestrian connections from the public sidewalk to building entrances.

   c. Ground floor units adjacent to a street within the NAC should have direct pedestrian access to the public sidewalk.

   d. At least 300m2 (3,230ft2) of building use area shall be provided in the NAC to provide for non-residential uses such as local commercial, civic, employment uses and other compatible uses in a mixed-use or stand-alone format.

"The Neighbourhood Activity Centre (NAC) is a neighbourhood-scale centre providing opportunities for residential intensification and local jobs, retail, services and civic activities"

- MDP Section 3.3.4

2.0 COMMUNITY FRAMEWORK

    e. Non-residential development in the NAC:

        i. shall be oriented to the street and have direct pedestrian connections from the public sidewalk to building entrances;

        ii. may provide for only limited automotive uses;

        iii. should be small in scale, consistent with nearby residential areas; and

        iv. may include other compatible uses.

    f. Residential uses in the NAC:

        i. shall accommodate a range of medium-density multi-residential development;

        i. should be developed on multiple sites less than 1 hectare (2.5 acres); and

        ii. should include opportunities for residential-based commercial uses.

    g. The central amenity space in a NAC:

        i. shall be designed as a multi-functional public space, such as a plaza or park;

        ii. shall comprise a land area of 0.2 to 1 hectare (0.5 to 2.5 acres);

        iii. shall provide bicycle parking;

        iv. should be bound by streets and/or active building facades;

        v. should be located on a prominent site;

        vi. should have a length to width ratio of less than 3:1;

        vii. should have no more than 25% of the dwelling units adjacent to the central amenity space in the form of single detached houses; and

        viii. should be located near one or more transit stops.

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 required in the NAC may instead be located in the CAC or UC. The NAC should always provide a central amenity space for residents even in the case where the Neighbourhood contains a CAC or UC.
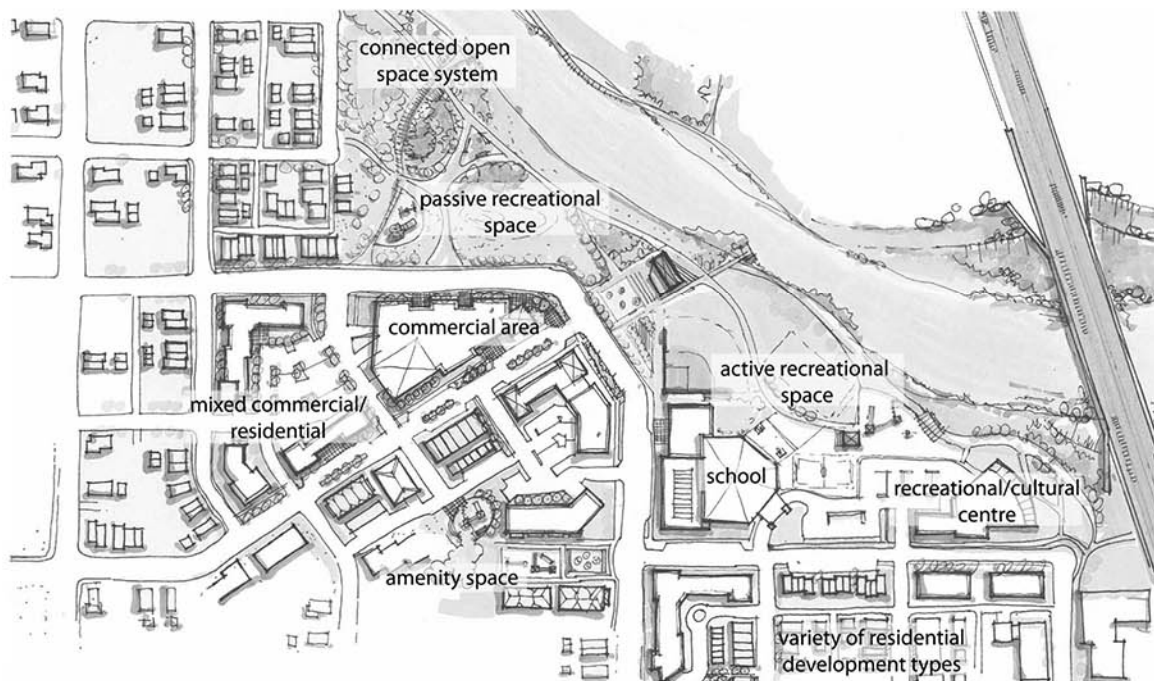
2.0 COMMUNITY FRAMEWORK

2.5 Community Activity Centres (CAC)

1. Size and Intensity

   a. A CAC should be a minimum of 4 hectares (10 acres).

   b. Each CAC shall be comprised of a mix of land uses that achieve a minimum intensity of 150 people and jobs per gross developable hectare.

2. Composition

   a. To create a cohesive urban environment, the CAC shall include a mix of residential and commercial uses along with an appropriate amount of amenity space.

   b. No more than 70% of the land use in a CAC should be achieved with any one general land use type (e.g., residential, employment, retail, institutional, etc.).

connected open space system

passive recreational space

commercial area

active recreational space

mixed commercial/ residential

school

recreational/cultural centre

amenity space

variety of residential development types

   c. Commercial development in the CAC:

      i. should consist of small and medium format retail uses;

      ii. shall be integrated vertically and/or horizontally with other uses;

      iii. should include a site for a community-scale food store; and

      iv. should accommodate employment uses.

2.0 COMMUNITY FRAMEWORK

d. Residential development in the CAC:

   i. shall accommodate a broad range of ground-oriented and medium to high-density multi-residential development;

   ii. shall be integrated vertically and/or horizontally with other uses;

   iii. should comprise no less than 30% of the land use of the CAC; and

   iv. should be distributed throughout the CAC on multiple small and medium sites, less than 2 hectares large.

e. Amenity space(s) in the CAC:

   i. shall be designed to accommodate active and passive recreation;

   ii. shall comprise no less than 5% of the total land area of the CAC; and

   iii. should include a transit plaza central to the CAC with convenient and direct connections to transit service.

f. Cultural, recreational and institutional uses are promoted within the CAC.

g. A CAC should facilitate a variety of compatible uses.

2.6 Major Activity Centre (MAC)

The purpose of a MAC is to provide a comprehensively planned urban node serving the needs of one or more Communities.

1. Size and Intensity

   a. The size of a MAC will be set by each ASP that contains one.

   b. Each MAC shall be comprised of a mix of land uses that achieve a minimum intensity of 200 people and jobs per gross developable hectare when fully built-out. The people and jobs in a MAC do not count towards the overall community intensity of 60 people and jobs per gross developable hectare.

   c. No more than 60% of the land use intensity of a MAC should be achieved through any one general land use type (e.g. residential, employment, retail, institutional, etc.).

2.0 COMMUNITY FRAMEWORK

2. Composition

   a. A MAC shall include an integrated mix of residential, commercial and other uses, and should contain at least one other significant use plus appropriately designed amenity spaces.

   b. Commercial development in a MAC:

      i. shall include a mix of employment uses and small, medium and large format retail uses; and

      ii. shall be integrated horizontally and/or vertically with other uses.

   c. Residential development in a MAC:

      i. shall provide a broad range of medium- and high-density multi- residential development;

      ii. shall be integrated horizontally and/or vertically with other uses;

      iii. should be distributed throughout the MAC on multiple small and medium scale sites; and

      iv. should comprise no less than 30% of the land use intensity of a MAC.

   d. Amenity space(s) in the MAC:

      i. shall be designed to accommodate active and passive recreation;

      ii. should comprise no less than 5% of the total land area of the MAC; and

      iii. should include a transit plaza central to the MAC.

   e. A MAC should contain at least one other significant use such as a recreational, institutional or cultural use, a health care centre or a post-secondary education facility or campus.

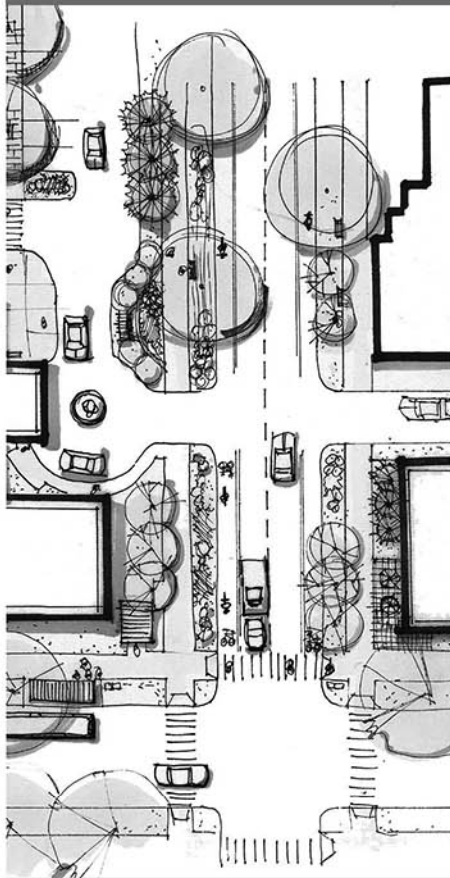   f. A MAC should facilitate a variety of compatible uses.

> "Major Activity Centres (MACs) provide for the highest concentration of jobs and population outside of the Centre City area. In addition to achieving higher concentrations of jobs and population, the design and character of MACs must also create a high-quality environment that features amenities for a comfortable street environment."
>
> - MDP Section 3.3.2

2.0 COMMUNITY FRAMEWORK

2.7 Neighbourhood Corridor (NC)

A NC has the same purpose and requirements as a NAC, but takes a more linear format such as main street retail area. In addition to the policies in Subsection 2.4, the following policies apply to a NC:

1. Each NC shall be comprised of a mix of land uses that achieve a minimum intensity of 100 people and jobs per gross developable hectare.

2. NCs should be located along a multi-modal Neighbourhood Boulevard.

3. The design of a NC will ensure a strong pedestrian orientation and emphasize the street as the focus of neighbourhood activity.

4. Each NC should comprise two or more block lengths and one or more blocks wide on either side of the Neighbourhood Boulevard.

5. Amenity space in a NC shall be designed as one or more multi-functional spaces, such as plazas or parks to create points of interest along the NC and/or enhance the design of prominent intersections or buildings. One of them should act as a central focus of the corridor.

"Neighbourhood Corridors (NCs)… are the 'main streets' for one or more communities, providing a strong social function and typically support a mix of uses within a pedestrian-friendly environment… NCs provide the opportunity for moderate levels of intensification of both jobs and population over time. To support this increased activity, the NC should be served by the Primary Transit Network. NCs are also appropriate in greenfield communities as places to focus different housing types and densities and create local destinations adjacent to transit streets."

- MDP Section 3.4.3
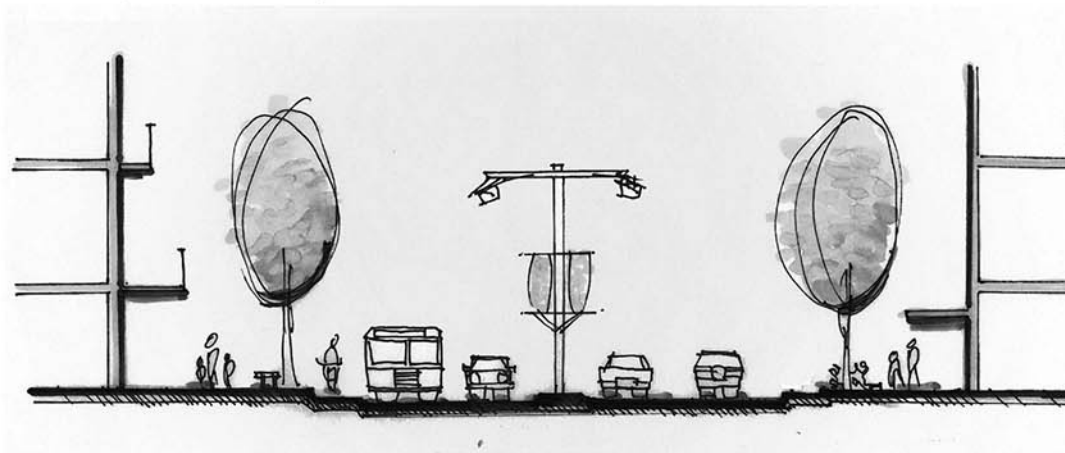
2.0 COMMUNITY FRAMEWORK

2.8 Urban Corridor (UC)

In addition to the policies in Subsection 2.6 (excluding 2.6.1.c and 2.6.2.e), the following policies apply to an UC:

1. Each UC shall be comprised of a mix of land uses that achieve a minimum intensity of 200 people and jobs per gross developable hectare when fully built-out.

2. UCs should be located along a multi-modal Urban Boulevard.

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.

4. Each UC should provide a well-designed public realm lined by street-oriented buildings with primary entrances facing the Urban Boulevard.

5. Development in each UC shall create a well-designed pedestrian environment while providing a variety of transit-supportive uses and active street frontages.

6. Commercial development in each UC shall accommodate retail uses that fit a pedestrian scale.

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.

"Urban Corridors provide for a high level of residentail and employment intensification along an Urban Boulevard street type, as defined in the Calgary Transportation Plan. The Urban Boulevard is a multi-modal street with a strong focus on walking, cycling and transit, though it continues to accommodate moderately high traffic volume. Urban Corridors emphasize a walkable pedestrian environment fronted by a mix of higher intensity residential and business uses."
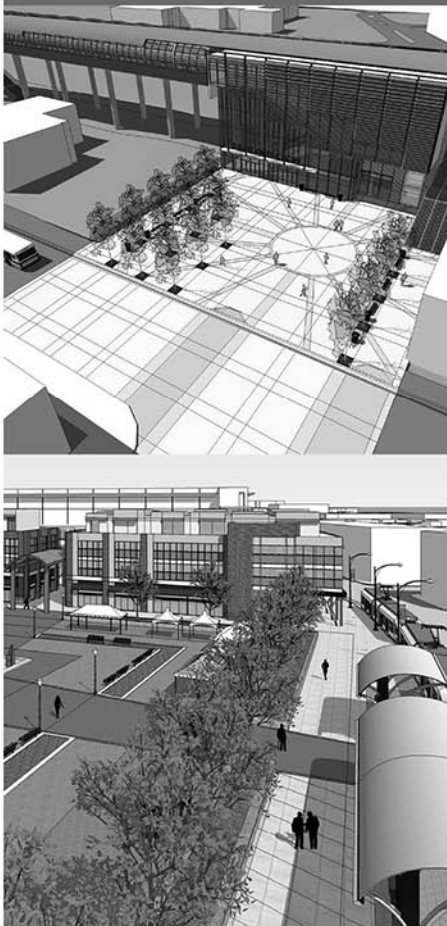
- MDP Section 3.4.2

2.0 COMMUNITY FRAMEWORK

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

2.9   Transit Station Planning Area (TSPA)

A TSPA includes land within 600m of any Light Rail Transit (LRT) or Bus Rapid Transit (BRT) station, or that area specified in an ASP. It is an overlay that modifies another typology's requirements to better support transit.

1. Development within the TSPA should be in accordance with The City's Transit Oriented Development Policy Guidelines.

2. A TSPA should apply to an approximate 600 metre radius, as conceptually identified in an ASP, and should include:

    a. an LRT or BRT station;

    b. a park and ride facility (optional);

    c. multi- residential development;

    d. retail;

    e. office uses;

    f. child care facilities; and

    g. transit supportive employment uses.

3. Development in each TSPA shall provide:

    a. a transition of land use intensities with the highest in proximity to the transit station and lowest further from the station; and

    b. streets, walkways and pathways that converge on the transit station and establish safe, direct and convenient pedestrian and cyclist connections to the wider area.

4. Higher quality transit stops should be provided within the TSPA that have an attractive shelter/seating, convenient passenger drop-offs, and bicycle racks/lockers.

3.0 COMMUNITY SERVICES AND AMENITIES

Community services and amenities are what support and tie together the neighbourhood building blocks as described in the previous section. The physical elements provide mobility and water services. The social elements provide education, recreation and care facilities. The green elements provide open spaces for people and ecosystems. Together, they make places liveable.

3.1 Mobility

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 applicable policies:

- 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

3.1.1 Pedestrian and Bicycle Circulation

Regional and local bicycle and pedestrian routes should provide direct and convenient circulation within and through Communities.

1. Active Mode Connectivity

Active Mode Connectivity shall be maximized for pedestrians and cyclists. All Outline Plan applications shall provide quantitative measures demonstrating the active mode connectivity that is achieved for the application.

3.0 COMMUNITY SERVICES AND AMENITIES

2. Regional Pathways

    a. The regional pathway network should aim to:
        i. locate within or integrate with a park, linear park or natural feature;
        ii. complement the on-street bikeway network;
        iii. align with and connect to the Calgary Greenway System and Green Corridors, where applicable;
        iv. provide opportunities for active and passive linear recreation;
        v. not conflict with driveways / alleys;
        vi. link major open spaces and other significant community destination points; and
        vii. connect with other Communities and municipalities outside of each Plan Area.

    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.

3. Local Pathways, Sidewalks, and Walkways

    a. Direct, safe, continuous and clearly defined pedestrian access shall be provided from public sidewalks and transit stops to building entrances.

    b. Multi-modal street connections take precedence over pedestrian only connections.

    c. The local pathway, sidewalk and walkway system should:
        i. link origin / destination points within each Plan Area;
        ii. achieve short, convenient, and direct non-motorized connections to and within community focal points, facilities and typologies;
        iii. connect residential, commercial, institutional and industrial areas;
        iv. provide convenient and practical access to transit stops;
        v. connect to the regional pathway system and Green Corridors; and
        vi. be determined at the time of Outline Plan / Land Use Amendment application.

4. On and Off Street Bicycle Routes

    a. On-street bicycle route design treatments should be determined at the Outline Plan / Land Use Amendment stage, in accordance with any applicable policies.

    b. Appropriate cycle tracks for off-street cycling or bike lanes or wide curb lanes for on-street cycling should be provided for identified cycling routes.

    c. For multi-residential and non-residential uses, bicycle parking shall be provided near building entrances and pedestrian walkways without conflicting with pedestrian circulation.

3.0 COMMUNITY SERVICES AND AMENITIES
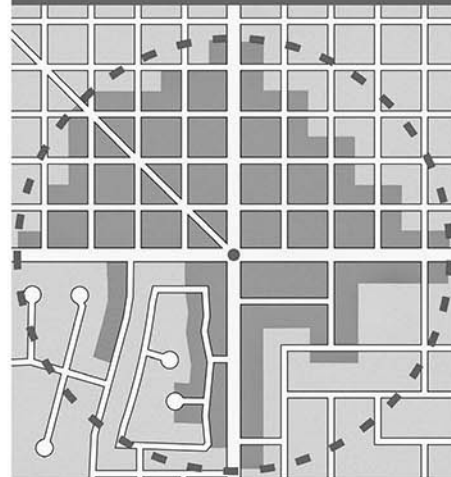
3.1.2 Transit Service

Transit service should provide direct, convenient connections and transit stops should be located to facilitate direct pedestrian access.

1. Bus stops should be located to:

   a. serve significant destination points and housing areas;

   b. provide comfortable passenger waiting areas (benches, shelters, etc) and bicycle parking;

   c. provide direct, convenient transit service; and

   d. be within a five-minute walk (400m) of 90% of homes.

2. There should be safe, direct and unobstructed routes for pedestrians and cyclists to connect from transit stops to the pedestrian and bikeway network of a site.

3. Transit service areas, routes and bus stops shall be identified at the Outline Plan / Land Use Amendment stage and may be refined at the subdivision or development permit stage. The road network confirmed at the Outline Plan stage should facilitate direct, convenient and efficient transit service.

3.1.3 Street Network

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.

1. Block-Based Design

   Each Neighbourhood should be designed with a block-based network of walkable streets. Single-access street patterns (p-loops & culs-de-sac) should be avoided; where this is impractical, safe and attractive pedestrian and bicycle connections shall be provided to link streets.

▲ bus shelter with canopy and wind protection

▼ within the 400m radius only the areas in blue are a 5 minute walk to the centre

3.0 COMMUNITY SERVICES AND AMENITIES

▲ A walkway allows pedestrians to cut between blocks instead of circumnavigating.

▼ A walkway connects a residential area with an adjacent commercial area right through a building.

2. Local Street Layout:

   a. The layout of the local street network should provide direct connections and multiple route choices to origin / destination points and connectivity between sections of each Plan Area for all modes of transportation.

   b. The exact road and street pattern, including detailed design, typology / classification, street sizing and intersection/access spacing shall be determined at the Outline Plan / Land Use Amendment stage.

3. Emergency Access

   Connectivity shall be maximized for emergency vehicles and accommodate the ability of emergency services to provide emergency protection and response. Building and parking configurations shall also consider emergency access and egress.

3.1.4   Mobility in Activity Centres and Corridors

1. Mobility in Neighbourhood Activity Centres and Neighbourhood Corridors

   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:

      i. shall be a block-based network of interconnected streets, walkways and pathways;

      ii. should provide a high-quality streetscape with active building facades; and

      iii. should provide safe and convenient walkway and pathway access.

   b. Transit facilities should be a well-integrated focal point of each NAC and NC. Transit service to these facilities must be direct and efficient.

   c. Areas adjacent to each NAC and NC shall establish a development pattern that ensures the proper functioning of each NAC and NC as a highly-connected transit-oriented area.

3.0 COMMUNITY SERVICES AND AMENITIES

d. Site designs are encouraged to incorporate transportation demand management elements.

e. On-site parking areas should be located behind buildings and not directly adjacent to a (Neighbourhood or Urban) Boulevard.

f. The design of the streetscape shall accommodate elements such as street trees, street furniture, bicycle parking and appropriate lighting in order to enhance the experience of cyclists and pedestrians.

2. Mobility within Community Activity Centres and Major Activity Centres

   a. Meet all requirements for Mobility in NACs and NCs above.

   b. CACs and MACs should be served by the primary transit network, with a stop located at a transit plaza that acts as a focal point, allowing transfers to and from feeder lines.

   c. Where a CAC or MAC spans one or more arterial streets, the arterial street(s) shall be designed to accommodate the safe and convenient movement of pedestrians and cyclists.

3. Mobility within Urban Corridors

   a. UCs should be served by the primary transit network with feeder bus routes linking to surrounding Neighbourhoods.

   b. Streets parallel to the Urban Boulevard should be designed to provide alternate route options for traffic.

   c. Areas adjacent to the UC shall establish a pattern of development that ensures the UC is a highly-connected, transit-oriented area.
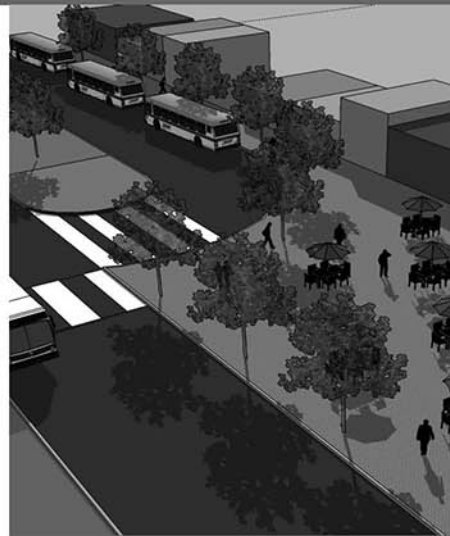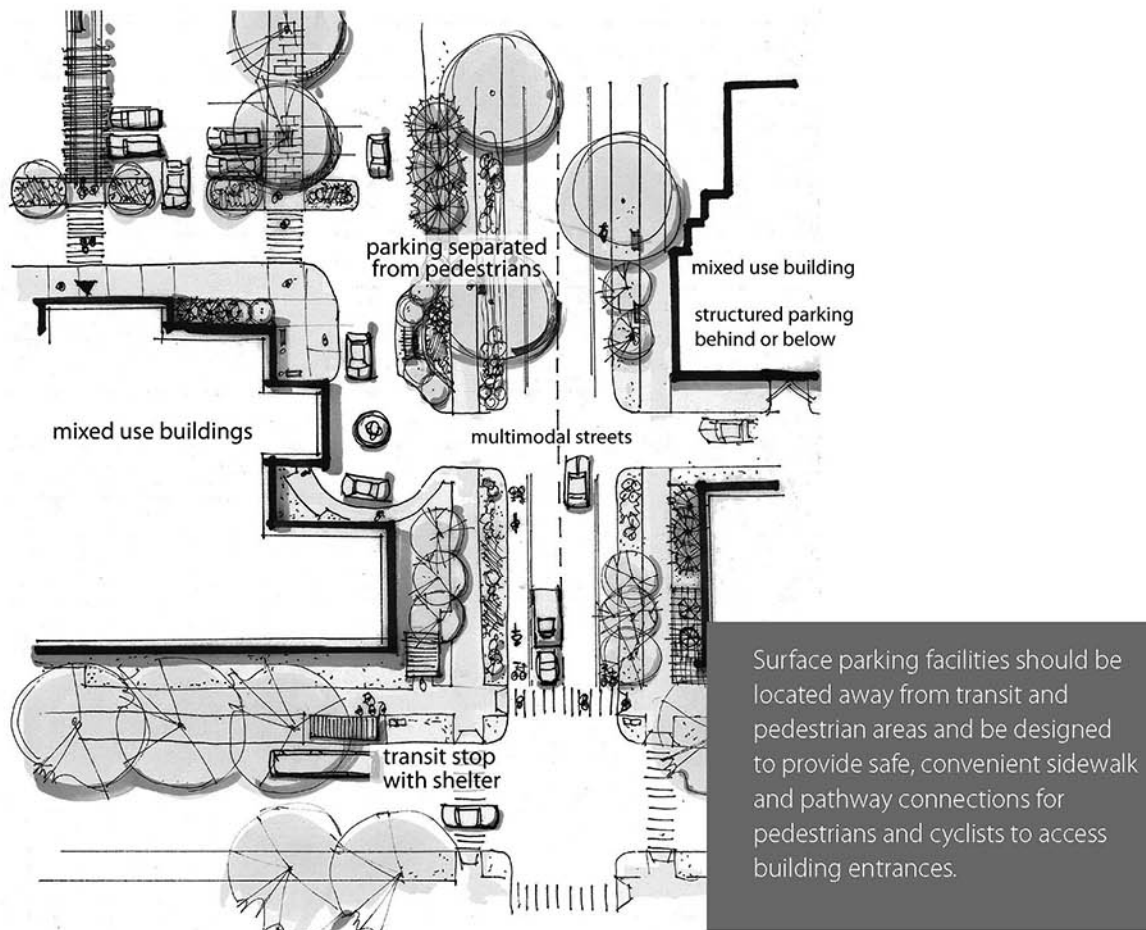
A transit plaza should be located in a prominent, central location and provide comfortable shelters, seating, signage, bicycle parking and adequate areas for transit patrons to transfer between routes. Ideally, the transit plaza will be integrated with surrounding buildings and include opportunities for transit patrons to access goods and services while waiting at the plaza.
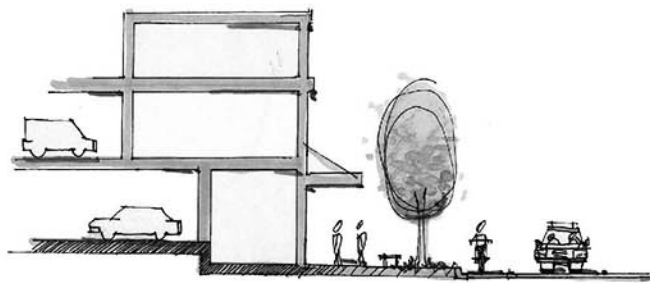
3.0 COMMUNITY SERVICES AND AMENITIES

3.1.5 Parking Design

The following parking design elements are encouraged within CACs, MACs, Neighbourhood & Urban Corridors.

parking separated from pedestrians

mixed use building

structured parking behind or below

mixed use buildings

multimodal streets

transit stop with shelter

Surface parking facilities should be located away from transit and pedestrian areas and be designed to provide safe, convenient sidewalk and pathway connections for pedestrians and cyclists to access building entrances.

Street front retail should be supported by locating parking nearby on-street or locating parking at the rear of buildings. Provision of parking stalls in excess of the minimum requirements should be provided in structured and/or underground parking. Employing strategies that qualify for parking requirement reductions is encouraged.

3.0 COMMUNITY SERVICES AND AMENITIES

3.2 Utilities

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 applicable policies:

- 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

3.2.1 Utility Infrastructure

1. Urban development in each Plan Area shall be serviced with municipal water, sanitary sewer and stormwater infrastructure and shallow utilities (i.e. gas, cable, electricity, telephone) as determined necessary by utility providers.

2. The provision, alignment and capacity of water distribution mains and water mains, sanitary sewer mains and trunks and stormwater mains and trunks within a development shall be in accordance with City standards, and confirmed through utility servicing studies / analysis.

3. The location of all utilities and the provision of rights-of-way and easements and related line assignments should be addressed to the mutual satisfaction of The City, the applicant and the utility companies and may be refined at each stage, as needed.

4. Utility rights-of-way and easements and public utility lots shall be provided as required to accommodate the development or the extension of municipal utilities necessary for development.

5. Utility rights-of-way should be designed to reduce the setback of buildings from the street wherever possible and ensure the long-term viability of street trees.

3.2.2 Water and Sanitary Servicing

The water distribution and sanitary collection systems shall be designed to adequately, safely and efficiently serve the full build out of each Plan Area.

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.

3.0 COMMUNITY SERVICES AND AMENITIES

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.

3. Alternative and more cost effective alignments and locations can be considered at the Outline Plan / Land Use Amendment stage.

3.2.3 Stormwater Management

1. Design

   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.

   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.

   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.

   c. Design of utilities, transportation and other infrastructure features shall address flood conditions, if applicable.

2. Stormwater Ponds

   a. Stormwater ponds should be located on a public utility lot wherever possible.

   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.

3. Best Management Practices

   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.

3.0 COMMUNITY SERVICES AND AMENITIES

3.3 Facilities

Facilities provide care, culture, education, recreation and protection to citizens. They include cultural centres, health centres, social service facilities, public infrastructure, government buildings and other facilities that provide community services by the public sector, and non-profit agency, charity or partnership. This section builds on the following applicable policies (other documents are noted in the relevant sections):

- Recreation Master Plan
- 10 Year Strategic Plan for Sport Facility Development & Enhancement
- Recreation Amenity Gap Analysis
- Art Spaces Strategy & Capital Plan
- Calgary Poverty Initiative.

This centre provides a large range of facilities, which include:
- public library
- facility rentals for sport, recreation, social, cultural and corporate events
- YMCA
- medical and wellness clinics
- food services
- educational services

1. Variety of Services & Facilities

    Site requirements for community services and facilities will be determined by each ASP.

2. Co-Location and Multi-Use Facilities

    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 as wide a range of users as possible and to be convertible to other uses in the future.

3.0 COMMUNITY SERVICES AND AMENITIES

3.3.1 Care Facilities

A broad range of specialized accommodation and care needs should be provided for as needed throughout the community in a form that fits with local character.

1. Child Care Facilities

    Child care needs should be met in each community through such measures as:

    a. designing child care facilities in accordance with The City's Child Care Service Policy and Development Guidelines;

    b. dispersing child care facilities throughout each Plan Area; and

    c. providing for various sizes and types of child care facilities.

2. Care Facilities

    a. Care Facilities shall be planned and designed in accordance with *The City's Planning Principles for the Location of Care Facilities and Shelters (2011)*.

    b. Specialized housing and care needs in the community should be provided for through such measures as: enabling care facilities to locate in residential and mixed-use areas; and dispersing different types of care facilities throughout each Plan Area.

3.3.2 Cultural Facilities

Cultural facilities (places of worship and community supportive uses) are an integral part of complete communities. Each Plan Area should:

1. Encourage the development of places of worship and other cultural facilities where they can serve as community focal points;

2. Disperse places of worship and other cultural facilities at appropriate locations throughout each Plan Area to maximize coverage and avoid traffic congestion issues; and

3. Ensure that places of worship and other cultural facilities are appropriate for their location in the community relative to nearby buildings in the community.

3.3.3 Schools

Joint use sites (JUSs) and high schools provide education institutions together with sports fields and recreational areas.

1. General Provisions

    a. School sites must follow the requirements of: the School Act; the MGA; the Joint Use Agreement; and the Site Planning Team Standards for School Sites;

3.0 COMMUNITY SERVICES AND AMENITIES

b. A developer-prepared Concept Plan showing the proposed layout and amenities for a school site within the application area and a preliminary grading plan must be prepared and accepted prior to Outline Plan / Land Use Amendment approval.

c. When a JUS or high school site is located in an Activity Centre, the school building envelope should be located closest to and integrated with the Activity Centre.
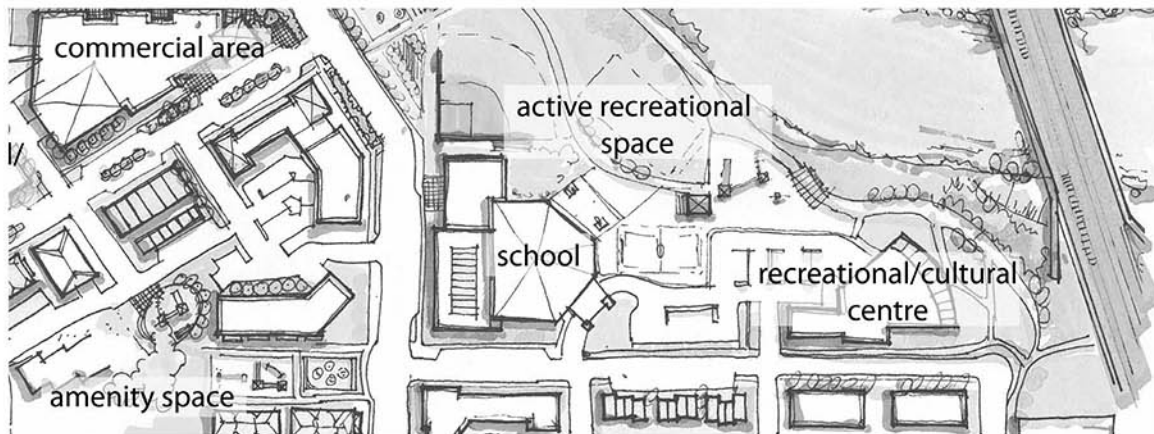
2. Size & Composition

  a. The size of a JUS or high school shall be indicated in each ASP and specifically determined through the Outline Plan / Land Use Amendment process. Suitable land should be provided for active playfields and park space.

  b. While flexible use of school buildings is encouraged, the predominant use of land within a JUS shall be for educational and recreational uses.

  c. High school sites shall contain a high school building and associated recreational and educational facilities, and other related uses or complementary activities.

3. High School

  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.

  b. A high school site should be in a location that will be served by the primary transit network.

3.0 COMMUNITY SERVICES AND AMENITIES

3.3.4 Community Centres

Community centres serve the physical, cultural, recreational and social needs of Communities.

a. One site per community should be provided from Municipal Reserve Land to accommodate a community centre and or community association facilities or uses.

b. The site should be approximately 1.2 hectares (3.0 acres) to 1.6 hectares (4.0 acres) in size.

c. The size of the site may be adjusted where facilities and open space are shared with other compatible and complimentary civic uses.

3.3.5 Municipal Facilities

1. Recreation Facilities

   The size, location, programming and configuration of sites required for recreation facilities shall be determined at the Outline Plan / Land Use Amendment stage.

2. Public Libraries

   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.

3. Emergency Response Stations

   a. An Emergency Response Station site requires:

      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.

   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.

4. Recycling/Waste Diversion

   One Community Recycling/Waste Diversion depot should be provided in each community.

3.0 COMMUNITY SERVICES AND AMENITIES

3.4 Open Space Network

The open space network consists of the parks, pathways and natural areas within a community. This section builds on the following applicable policies:

- 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

▼ Open space with pathways and interpretive signage about the native vegetation in the area

3.4.1 General

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.

1. Open Spaces

   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.

3.0 COMMUNITY SERVICES AND AMENITIES

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.

b. Municipal Reserve should be allocated according to the priority of reserves under the Joint Use Agreement.

c. Private open spaces and recreational amenities of various sizes and forms should be provided within multi-residential developments, mixed-use and commercial developments.

2. Green Corridors

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.

a. The green corridor shall:
   i. provide opportunities for a diversity of user access and activity;
   ii. provide ecological links between retained EOS areas where bossible;
   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.

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.

3. Green Infrastructure Network

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.

4. Engineered Systems

Engineered systems that are designed to mimic nature are encouraged where natural functionality will be lost through development.

3.0 COMMUNITY SERVICES AND AMENITIES

3.4.2 Environmental Open Space

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).

1. Verification

   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.

   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'.

2. Map Delineation

   a. Lands within the EOS Study Area in each ASP potentially qualify as both or either Environmental Reserve (ER) or environmentally significant area.

   b. EOS Study Area illustrated on each ASP's Land Use Concept identifies those areas of regional significance only.

3. Composition

   a. Recreational amenities may be allowed within EOS where there is no significant negative impact on ecological and hydrological functionality or connectivity.

   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.

   c. Pathway crossings shall be located to integrate the green corridor into Communities.

   d. The general categories of uses identified shall be refined through the land use districts applied within the EOS.

4. Protection

   a. Wetlands, riparian areas and their related uplands should be considered for protection and enhancement.

   b. Where lands within the EOS Study Area qualify as ER, they are to be dedicated as ER.

3.0 COMMUNITY SERVICES AND AMENITIES

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.

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.

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.

5. Interface

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.

b. Development adjacent to retained EOS shall:

   i. ensure an interconnected open space;

   ii. protect the local watershed in its natural form; and

   iii. protect, enhance and integrate critical ecological areas.

c. Single loaded roads and / or pedestrian connections should be located adjacent to retained EOS, along some stretches, to enable public views.

d. Grade-matching or development disturbance should occur only outside of EOS retained in a natural state.

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.

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.

4.0 IMPLEMENTATION

This section clarifies topics related to policy interpretation and development approvals. The first section clarifies topics surrounding the interpretation of the Guidebook and its relation to other policy documents. The second section clarifies the Outline Plan/Land Use Amendment process. The third section provides policies on urban growth and the fourth section clarifies the methodology for implementing intensity and density targets.

4.1 Guidebook Interpretation

1. Relation to Area Structure Plans (ASPs)

   The policies of this Part of the MDP set common standards for new community ASPs.

   a. This Guidebook applies only to those ASPs that state it does.

   b. An ASP may exempt itself from specific Guidebook provisions (and identify different standards) by describing the exemption in policy.

2. Precedence

   This Volume/Part (Volume 2, Part 1) of the MDP (i.e. the New Community Planning Guidebook) contains provisions that are intended to implement the policy direction established by Volume 1 of the MDP. If there is a conflict between the provisions in this Part and Volume and the provisions in Volume 1 of the MDP, Volume 1 takes precedence.

3. Policy Interpretation

   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.

   b. Where, at the end of a list of elements or criteria, a policy refers to other elements or opportunities, it is understood to be at the discretion of the Approving Authority to determine the range of what is allowed.

4.2 Application Requirements

These policies provide for implementation through the Outline Plan/Land Use Amendment process.

1. Outline Plans Precede Land Use

   Land Use approval should not be granted unless an Outline Plan for the site has been approved, where the Approving Authority deems an Outline Plan necessary.

2. Application Scale

   An Outline Plan should consist of at least one complete neighbourhood unit. Each Outline Plan / Land Use Amendment application should not have size greater than 150 ha (370 ac) of developable area, unless servicing or infrastructure solutions merit a larger area.

4.0 IMPLEMENTATION

3. Application Assessment

   a. An Outline Plan/Land Use Amendment application shall provide, at the developer's expense, sufficient information for the Approving Authority to ensure the application complies with applicable policies. When a developer does not provide the required supporting information in a satisfactory manner, the Outline Plan/Land Use Amendment application may not be provided with a complete assessment or recommended for approval.

   b. Administration should encourage applicants to follow best practices as part of the Outline Plan / Land Use Amendment application process. Where City policies prevent the implementation of best practices, Administration is encouraged to explore innovative new ways to facilitate the aspect of an application reflecting best practices.

4. Concept Plan Requirement

   Where an Outline Plan / Land Use Amendment application for the entire area of any typology, except Neighbourhood Area, is not able to be provided, a Concept Plan shall be submitted for all lands within the typology and should reflect collaboration with all affected landowners.

4.3 Urban Growth Policies

These policies provide a decision-making process for Council to decide on the co-ordination of growth and servicing within each Plan Area, pursuant to growth management policies in place at the time.

1. Growth Management Overlay

   a. A Growth Management Overlay (Overlay) will be applied to the undeveloped parts of each ASP and will be removed as Council deems growth management issues have been resolved.

   b. A portion (or all) of an Overlay should be removed (through an amendment to the ASP) when issues regarding the coordination of the funding and financing of municipal infrastructure and services with the rate of growth have been resolved.

   c. The area removed from the Overlay should form a logical and well-defined planning and servicing area. Except in extenuating circumstances regarding servicing, the Overlay should not be removed for an area smaller than a Neighbourhood.

   d. Prior to acceptance of an Outline Plan/Land Use Amendment application for a site, the portion of the Overlay that applies to the site must be removed.

2. Growth Management Analysis Submission

   An application to amend an Overlay must include a growth management analysis that addresses the means of coordinating development with the funding and financing of municipal services over time. It shall contain the following elements:

   a. the projected phasing and rate of growth;

   b. the major on-site and off-site municipal water, sanitary, stormwater, emergency services and transportation infrastructure improvements necessary to serve the subject site;

4.0 IMPLEMENTATION

c. the proximity of the application area to existing municipal water, sanitary, stormwater, emergency services and transportation servicing;

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;

e. whether or not the required municipal water, sanitary, stormwater, emergency services and transportation infrastructure to service the application area is identified within The City's Capital Budget and/or Capital Plan; and

f. The City's ability to provide emergency services to City and Provincial standards, considering both capital and operating costs.

4.4   Intensity / Density

These policies establish how intensity thresholds and density targets will be implemented.

1. The method in the Guide to the MDP and CTP will be applied when evaluating density and intensity. For a list of land uses and landscape features that are included and excluded from the Gross Residential Area, refer to the Calgary Snapshots document.

2. Each Outline Plan/Land Use Amendment, subdivision and Development Permit application shall demonstrate, to the satisfaction of the Approving Authority, that the intensity / density requirements applicable for the overall typology, neighbourhood and community areas are being achieved.

3. Each Outline Plan/Land Use Amendment application shall demonstrate, through a shadow plan, how the Community can accommodate additional housing and / or jobs to achieve an intensity of 70 people and jobs per gross developable hectare as plan area renewal and intensification occurs. Intensification can occur through various means, including, but not limited to:

    a. strategic intensification of Activity Centres and Corridors

    b. designating land for higher density or intensity than is to be built initially;

    c. ensuring that streets and utilities are designed with the capacity for additional intensity; and

    d. designing sites and buildings to enable and facilitate infilling.

Guidebook Engagement

List of Stakeholders Circulated

These are all the stakeholders that were notified via email of the project (there is a webpage open to all Calgarians as well).

Developers Circulated:
Apex Limited Partnership
Bordeaux Developments Corporation
Brookfield Residential
Calgary Municipal Land Corporation
Genesis Land Developers Ltd.
Genstar Development Company
Hopewell Residential Communities
Mattamy Homes Ltd.
Melcor Developments Ltd.
Qualico Communities
Remington Development Corporation
Ronmor Holdings Inc.
Tamani Communities
Truman Development Corporation
Walton Development and Management Inc.
Wenzel Developments Ltd.
Westcreek Developments
United Communities

Adjacent Municipalities Circulated:
Rocky View County
Town of Chestermere
Municipal District of Foothills

Utilities Circulated:
Atco Gas
Atco Pipelines
Enmax
Telus
Shaw

Planning Consultants Circulated:
Brown & Associates Planning Group
Citytrend
Dillon Consulting
IBI Group
ISL Engineering & Land Services
Kellam Berg Engineering and Surveys Ltd
Longview Planning + Design
Stantec Consulting
Urban Systems Ltd

Organizations Circulated:
Parks Foundation
Calgary Home Builders Association
Chamber of Commerce
Building Owners and Managers Association
Civic Camp
Progressive Group for Independent Business
Attainable Homes
Calgary Real Estate Board
Calgary Economic Development
Calgary Sports Council
Urban Development Institute
Calgary Board of Education
Office of Land Servicing & Housing
Federation of Calgary Communities
Calgary River Valleys
Calgary Catholic School District
Bike Calgary

Guidebook External Stakeholder Comments
This table shows the comments of those organizations that responded to the circulation as well as The City's response to them.

Stakeholder	Comment (C) / City Response (R)
Urban Development Institute - Calgary	Comments withdrawn
Federation of Calgary Communities	C: Wanted to ensure that the ratio of community centre site size to community size remains consistent, so that residents have the same access to recreational facilities and community meeting space. See section 3.3.4.
	R: The City showed how that is achieved with Guidebook policies.
	C: Concern about reducing community centre site size when complimentary uses are integrated. See section 3.3.4.
	R: Changed policy so that they must be complimentary civic uses.

Bike Calgary	C: "Bike Calgary is enthusiastic about the development of the New Communities Guidebook and its inclusion of cycling as a prominent mode of transportation. In particular, we are excited about the requirement to provide quantitative measures of active mode connectivity, as well as identifying on-street bicycle route design treatments at the early stages of new community development."
	R: Great – thanks!
	C: There were a number of places that mentioned the pedestrian network and not the cycling network. Bike Calgary did not think that this adequately emphasized the importance of cycling and related infrastructure.
	R: A number of sections were edited to include cyclists and the cycling network.
	C: There were comments related to road standards.
	R: That is beyond the scope of this policy.
Calgary River Valleys	C: The Guidebook needs to emphasize ecological integrity and regional connectivity more. ASP areas are not islands in themselves. To inform the development of ASPs, cumulative effects assessments are needed on a regional scale, recognizing and quantifying the contributions of ecological goods and services (EGS) to the urban and social fabric, environmental connectivity, biodiversity, etc.
	R: The policies do emphasize ecological integrity. Regional connectivity is something that should be addressed by the park planning embodied in each ASP. The Guidebook only sets up building blocks. Quantifying the contributions of ecological goods and services is beyond the scope of the Guidebook project.
	C: Comprehensive master drainage plans should be required at the ASP stage. Delaying this to the Outline Plan stage will miss opportunities to optimize and conserve existing natural/green infrastructure and ecological features.
	R: Drainage plans are undertaken at the ASP stage. The Guidebook doesn't set requirements for ASPs, it sets requirements for developer-led plans (Outline Plan / Land Use Amendment).
Calgary Board of Education & Calgary Catholic School District	C: Requested changes to clarify document references and ensure that school site standards would be met through the development process.
	R: Changes were made to our mutual satisfaction.
Town of Chestermere	C: Chestermere "went through it and thought it to be well written. We have no major comments or concerns."
	R: Great – thanks!

URBAN DEVELOPMENT INSTITUTE - CALGARY

325, 550 - 11ᵗʰ AVENUE S.W., CALGARY, ALBERTA T2R 1M7
PHONE: (403) 531-6250   FAX: (403) 531-6252   E-MAIL: info@udicalgary.com   WEBSITE: www.udicalgary.com

October 21, 2013

Calgary Planning Commission
City of Calgary
PO Box 2100 Station M
Calgary, AB   T2P 2M5

Dear Members of CPC:

Re: New Community Planning Guidebook

For the past few weeks, UDI-Calgary has been working with City Administration on the draft New Community Planning Guidebook. On Thursday, October 24, the Guidebook will come to CPC for your review and approval.

On September 3, UDI–Calgary sent a letter (attached) to the attention of General Manager of Planning, Development and Assessment, Rollin Stanley, outlining some overarching concerns with the Guidebook. UDI-Calgary was extremely concerned that the Guidebook, although attempting to 'reduce paper', would add a further layer of policy-on-policy (MDP, Guidebook, Guidebook revisions, policies referenced in the Guidebook, etc). In fact, some of our members heartily disapproved and remain skeptical that the alleged paper reduction will ultimately result in a policy simplification. They continue to have grave concerns.

Notwithstanding the reluctance among some of our UDI-Calgary members, there have been meetings held with City Administration to provide specific feedback on wording and technical issues. In a short period of time (due to the abbreviated engagement process), there have been some constructive changes made to the document.

While we recognize that City Administration is working towards specific tight deadlines, UDI–Calgary still has several issues and concerns which, if they can be addressed through Calgary Planning Commission, may provide some measure of comfort and possibly result in Industry support when the matter goes to Council in December.

The Issues and UDI Calgary Recommendations have been identified in the attached Summary.

1. **EOS – remove 3.4.2.4(e);**
2. **Community Intensity- 2.1.2 to include density/intensity averaging or transfer;**
3. **70% Land Use – remove percentage reference;**
4. **Policies – confirm Policies referenced are approved/finalized;**
5. **Identify Guidebook and subsequent revisions by Date or Version and provide some language protecting past ASPs;**
6. **Diagrams - housekeeping**

The mission of the Urban Development Institute - Calgary is "to represent the development industry in sustainable growth through partnerships and relationships with all stakeholders."

UDI Calgary continues to work with our Members, many of whom have significant reservations regarding the Guidebook, however, addressing the requested revisions, per the attached Summary, would be a significant step forward in the effort for UDI Calgary to endorse the Guidebook.

We do appreciate the effort the City Administration and Staff have directed toward working with UDI-Calgary refining and improving the Guidebook. We seek the assistance of Calgary Planning Commission to further advance this effort.

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

Sincerely,

Michael Flynn
Executive Director

c.c.   Chris Wolfe, Kevin Froese, Scott Lockwood; City of Calgary

URBAN DEVELOPMENT INSTITUTE - CALGARY

325, 550 - 11ᵗʰ AVENUE S.W., CALGARY, ALBERTA T2R 1M7
PHONE: (403) 531-6250   FAX: (403) 531-6252   E-MAIL: info@udicalgary.com   WEBSITE: www.udicalgary.com

September 3, 2013

<u>Delivered by Email</u>

The City of Calgary
Land Use Planning & Policy
P.O. Box 2100, Station M, #8117
Calgary, Alberta
T2P 2M5

<u>Attention: Rollin Stanley, GM, Planning, Development & Assessment</u>

Dear Sir:

<u>Re:</u>   <u>New Community Guidebook</u>

In response to a recent request from Administration for input regarding the proposed New Community Guidebook, UDI-Calgary asks that you consider the following concerns it has with the process and resulting document.

Please note that Industry agrees in principle with your desire to streamline the ASP creation process and is committed to working with Administration to achieve this positive result.

The concerns regarding the creation of this document are based on the following observations:

<u>The Guidebook Contributes to Unnecessary RED TAPE</u>
UDI-Calgary is concerned that, although intended to simplify ASPs, the Guidebook may in fact unintentionally increase the Red Tape with an additional layer of Policy and paper. Since the original documents of the MDP, CTP and other referenced policies continue to exist, the resulting policy layer the Guidebook introduces will be subject to misinterpretation, whether referenced in whole or in part; and may be misconstrued through alternative context. Hence a new ASP will be subject to 3 layers of statutory policy, including the Guidebook, where there are already 2 sufficient layers.

For the reasons above, UDI-Calgary believes it would be inappropriate to enshrine the Guidebook into the MDP, thus making it a statutory document.

1

*The mission of the Urban Development Institute - Calgary is "to represent the development industry
in sustainable growth through partnerships and relationships with all stakeholders."*

The Engagement Process Could be Greatly Improved

In an effort to improve civic engagement processes, UDI-Calgary respectfully offers its concern about the process carried out with the New Community Guidebook. Given the significance of this proposed policy, the ultimate impact upon the UDI-Calgary's members, and the fact that UDI-Calgary is likely the most affected organization by this policy, we are extremely disappointed to have received this document for review and comment in August 2013. UDI-Calgary acknowledges that this initiative began with a Council motion in March, however, in the subsequent 5 months, there had been no consultation. Given the accompanying timeline for comments, UDI-Calgary is further concerned that, should we provide comments, there is no subsequent opportunity for review of the Guidebook, to add or change comments, or discuss concerns with City Administration. Finally, it also appears that UDI-Calgary would not be invited to address the Guidebook at CPC, whereas this opportunity would exist if it were to go to PUD. Therefore, the only option to provide final comment will be at Council.

UDI-Calgary feels it would have been a far superior engagement process had we been invited at the *starting point* of the creative process even to the extent of leading with the question as to whether this Guidebook is necessary. It continues to be our preference to be a partner with City Administration in process and engagement instead of having our dialogue, particularly opposition, carried out in front of Council.

We appreciate that a group of UDI members have already provided comment on the New Community Guidebook and expect they would support an opportunity to continue to participate in a more dynamic engagement process. As requested, UDI-Calgary has canvassed its members and is consolidating the resulting feedback.

Accordingly, we respectfully request more time to adequately dialogue with the City on potential changes, review modifications, reconsider the changes and offer input on any final edits. Hence, we request the December Council target be moved to February or March and the document be presented at PUD, if possible, rather than CPC.

Respectfully,
Urban Development Institute-Calgary

Michael Flynn

Michael Flynn,
Executive Director

c.c.   Chris Wolfe, New Communities Planning, City of Calgary

New Community Planning Guidebook
UDI Calgary's Outstanding Concerns:

1. <u>**Environmental Open Space (EOS)**</u>

Policy 3.4.2.4 (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.

- The planners amended the references to EOS to say "retained EOS" which exempts EOS Study Areas or ESA's which are not to be retained by The City to be subject to EOS policies of Section 3.4.2. **However, after our meeting on October 4th, Parks requested a new EOS Protection Policy 3.4.2.4.(e) be ADDED without UDI having an opportunity to review and request a change prior to Closing the Document for CPC Presentation;**
- This newly added policy contradicts the idea that these *non-retained EOS* can be developed. How can you minimize impacts to environmental element if you are going to develop it? This policy must be removed.

 UDI Calgary requests that 3.4.2.4 (e) be removed as it dramatically alters the intent as discussed between City Planners and UDI Calgary

2. <u>**Community Intensity**</u>

Policy 2.1.2 Intensity

Refers to 'each community' achieving 60-70 people & jobs per hectare – the MDP makes reference to **ASPs** achieving & demonstrating the targets associated with 60 and 70 (MDP s 3.6.2. p. 3-21)

- The targets should remain at the ASP scale, not the community level, in order to encourage distinctive communities and intensification in the most appropriate location within the ASP area. To facilitate, UDI would recommend a density/intensity transfer or averaging among Communities in the ASP – similar to the Neighbourhood density averaging provision referenced in the Guidebook 2.2.2 (b).

 UDI Calgary requests that 2.1.2. be altered to include density/intensity transfer or averaging

3. <u>70% Use Restriction in Community Activity Centres (CAC)</u>

Policy 2.5.2(b)

70% Community Activity Centres - "No more than 70% of the land use in a CAC should be achieved with any one general land use type (e.g., residential, employment, retail, institutional, etc.)."

- This is not necessary as there are other factors that require a good mix of uses and there will be a question at the implementation stage regarding how this would be measured – this could be a very complex exercise. Accordingly, *this reference should not appear in the document as it is not clear how it will be measured for individual applications.*

1

4. **Referenced "Policies"**

Throughout the Guidebook there are references to various 'policies', including but not limited to 3.1, 3.2, 3.3, and 3.4.

- UDI Calgary requests that Administration <mark>confirm all of the "policies" referenced in the Guidebook are finalized and have been approved by Council – or remove them from the Guidebook</mark>

5. **Dated or Identified Version of Guidebook**

Administration has indicated that there shall be no identification of one version or another of the Guidebook so that in the event of revisions to the Guidebook, any prior ASPs referencing the Guidebook will be subject to the new revisions.

- UDI Calgary is deeply concerned that while this may appear to be an Administrative 'short cut' to simplify the application of the Guidebook, it is potentially a breeding ground for Policy confusion and chaos.
- The possibility of an alteration of an ASP, through a Guidebook revision that may take place several years after the ASP is approved, removes surety from the statutory ASP;
- The blanket application of revisions, without identifying the version (effective date of revisions), would also potentially negate the effectiveness of the exemption described as 4.1.1(b) as the ASP would not be reopened simply due to Guidebook revisions.
- <mark>UDI Calgary requests the Guidebook be identified as a dated or numerical version to establish the direct relationship between the ASP and Guidebook version</mark>

6. **Diagrams (housekeeping issue)**

- Page 8 & Page 24 - UDI Calgary notes the plan/diagram on page 8 (s 2.5) and repeated on page 24 (s 3.3.3) would not be approved under current policy and, while it may illustrate some components of the Guidebook, UDI Calgary would suggest <mark>using a plan/diagram that does comply with current policy</mark> (current plan appears non-compliant with requirements for school site size, nature of school fields, setbacks from river, on-site student drop-off, etc)

- Page 16 - The 400m Radius diagram (street network with red circle and blue 5-minute walk designation) could be more accurate and improved by indicating by adding walkways at the end of several of the cul-de-sacs (bottom left quadrant) to give better walkability and reinforce that the much maligned cul-de-sac inhibits vehicle travel but, designed properly, not pedestrian or bicycle travel; There are also design constraints, such as double frontage lots which negatively impact the analysis and would not be approved in a normal application. This constraint is not unique to cul-de-sac design and the other three quadrants are not similarly constrained. <mark>UDI recommends the diagram be improved by adding walkways at the end of several of the cul-de-sacs and address the design constraints including the double frontage lots.</mark>

New Community Planning Guidebook
UDI Calgary's Outstanding Concerns
10.22.13

2

Walton™
APPRECIATE THE LAND

October 24, 2013

To: Members of Calgary Planning Commission

Re: New Community Planning Guidebook (CPC File No. M-2013-017)

We have been asked by the Planning Department to provide our comments in relation to the New Community Planning Guidebook. We have, and continue to, collaborate with and support the City in this and other initiatives to implement the new and streamlined Area Structure Plan process.

The New Community Planning Guidebook is an essential element of the new Area Structure Plan process in Calgary. With the Cornerstone Area Structure Plan underway as an approved Pilot Project, the Guidebook is particularly important and, in this context, Walton supports the intent and content of the Guidebook.

We would anticipate that the Guidebook will be a "living document" which is refined, updated, and applied over time, based upon the experience that will be gained through the pilot project process.

Thank you for allowing us the opportunity to provide our comments.

Regards,

Craig Dickie
President, Alberta

WALTON DEVELOPMENT AND MANAGEMENT (ALBERTA) LP
22nd Floor, 605 - 5th Avenue SW | Calgary, Alberta, Canada T2P 3H5 | Main: +1.403.750.5500 | Fax: +1.403.750.3333 | Walton.com