

PROPOSED AMENDMENTS TO MUNICIPAL DEVELOPMENT PLAN BYLAW 24P2009

1. The City of Calgary Municipal Development Plan, being Bylaw 24P2009, as amended, is hereby further amended:

a) In Volume 2, Part 3, Developed Areas Guidebook, delete the existing “Figure 2-1 | Community Framework Application Employment Areas” and replace with the revised figure as follows:



b) In Volume 2, Part 3, Developed Areas Guidebook, add the following column to the right of the chart in Figure 2-1 | Community Framework Application Employment Areas:

Employment
Industrial Flex
Direct Control

c) In Volume 2, Part 3, Developed Areas Guidebook, add the following row to the bottom of Table 2 | Building Blocks and Intensities as follows:

“Employment Industrial Flex	Flexible and can range in intensity depending on needs	<ul style="list-style-type: none"> • Low impact, light industrial uses with opportunities for residential uses • Ancillary commercial uses allowed as defined in a local area plan • Transit-supportive employment uses”
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d) In Volume 2, Part 3, Developed Areas Guidebook, amend subsection 3.1.3 to add “• Employment – Industrial Flex” after “• Employment – Intensive”.

e) In Volume 2, Part 3, Developed Areas Guidebook, add a new subsection 3.1.3 C. as follows:

“Employment – Industrial Flex

Employment – Industrial Flex provides opportunities to mix industrial work space and living space in an industrial setting. Industrial development and redevelopment in this building block is limited to low-impact, light industrial uses that can demonstrate that they have a low impact on adjacent uses. Residential and support commercial uses may be

integrated within, above, or adjacent to a low-impact industrial use, and should be designed in a manner that reinforces the low-impact industrial character of the area.

This building block may be appropriate as a transition between industrial and residential uses provided that it is contextually sensitive in height and form, and uses are compatible while minimizing any nuisance activities.”

- f) In Volume 2, Part 3, Developed Areas Guidebook, add the following text to subsection 3.1.3, following the “General Employment Areas” section, as follows:

“Employment- Industrial Flex Areas

Policies

- a. The area should be characterized primarily by low impact, light industrial uses, and allows for residential units and support commercial uses.
 - b. Industrial uses should be fully-enclosed within a building with no outside storage of materials or products.
 - c. Industrial uses should minimize as much as possible dust, noise, odour, smoke, heat, high illumination levels or waste for industrial uses that are disruptive to other non-industrial adjacent uses.
 - d. Building design should be pedestrian-oriented with at-grade units that encourage a consistent pattern of at-grade, street-facing entrances.
 - e. Streetscape design should ensure safe and convenient pedestrian and cyclist connections while maintaining delivery access and goods movement for industrial uses. The local area plan may define priority streets for active modes.
 - f. The local area plan should define the minimum requirement of at-grade industrial uses on a block within the local area plan to ensure the industrial character of the area is maintained.
 - g. Large format commercial, auto-oriented uses, and other uses that might be considered noxious or disruptive to adjacent uses are not appropriate.”
- g) In Volume 2, Part 3, Developed Areas Guidebook, delete subsection 4.7 in its entirety and replace with the following:

“Heritage resources are defining characteristics of communities and should be retained or protected while balancing the need for redevelopment. New development within the context of heritage resources should respect the existing heritage character of a community to balance both new and historic forms of development (Figure 4-8).

The City of Calgary recognizes that there are resources other than buildings, including archaeological and culturally significant areas. Direction and policies regarding those areas are contained in, or guided by, other City-approved documents (Appendix 2).

Policies

These policies are intended to be used and further refined through the local area plan and land use amendments.

- a. Encourage the conservation of heritage buildings, including the incorporation of heritage buildings within new developments, to align with the Standards and Guidelines for the Conservation of Historic Places in Canada (2010).

- b. Acknowledge that the heritage value and heritage resources of an area include, but are not limited to, properties currently listed on Calgary's Inventory of Evaluated Historic Resources (Inventory).
 - c. Encourage growth and change that is sensitive to the heritage resources and heritage character of an area and that will enhance those resources or character.
 - d. Encourage the adaptive re-use of heritage resources in order to retain and conserve those resources, and where appropriate, support land-use re-designations that enable this.
 - e. Discourage land use changes that would reduce the viability of retaining heritage resources.
 - f. Ensure that when densities are increased in areas or on sites with heritage resources, that measures are introduced to mitigate or offset any potential negative consequences to heritage resource retention.
 - g. Create incentives and tools to retain and conserve heritage resources, including, but not limited to:
 - i. The voluntary transfer of unused development rights (heritage density transfer) from designated Municipal Historic Resources to development (receiver) sites;
 - ii. The establishment of a community investment fund that can be used for heritage conservation purposes, especially community-specific restoration grant programs.
- Developments should adhere to the following policies:
- h. Ensure new development is contextual with adjacent heritage buildings and the existing heritage character of the block through the use of setbacks, massing, street wall height and landscaping.
 - i. Discourage new development from creating a false sense of heritage character by copying or mimicking the design of heritage buildings in the area.
 - j. Encourage contemporary interpretations of traditional design, detail and materials in new development adjacent to heritage resources. New developments that do not provide contemporary interpretations of traditional design, but demonstrate exceptional architectural merit, in the opinion of the Approving Authority, with highly original and innovative design, and high-quality materials should be considered on a case-by-case basis.
 - k. Ensure that interpretative or commemorative features are incorporated with new development, and photo documentation obtained if a property on the heritage inventory is being demolished or redeveloped.
 - l. Support Land Use Bylaw relaxations that increase the viability of retention, conservation, or adaptive re-use of a heritage resource including, but not limited to:
 - i. Parking stall requirements for properties listed on the inventory;
 - ii. Secondary and backyard suites for properties with buildings designated a Municipal Historic Resource;
 - iii. Parcel coverage and setbacks.”
- h) In Volume 2, Part 3, Developed Areas Guidebook, amend subsection 9.2.3 (b) (ii) to

- delete “Local Area Plan” in the last line of the paragraph, and replace with “Guidebook”.
- i) In Volume 2, Part 3, Developed Areas Guidebook, amend Table 4 | Building Blocks and Associated Land Use Districts to add “R-CG” to the Core Land Use Bylaw District row, under the Neighbourhood – Low-Rise column.
 - j) In Volume 2, Part 3, Developed Areas Guidebook, amend Table 4 | Building Blocks and Associated Land Use Districts to add “M-CG” to the Core Land Use Bylaw District row, under Neighbourhood – Limited
 - k) In Volume 2, Part 3, Developed Areas Guidebook, amend Table 4 | Building Blocks and Associated Land Use Districts to add the following column to the right of the chart:

Employment
Industrial Flex
These areas propose a range of policies to help meet forecasted market demand, protect strategic industrial land, and allow for flexible space to meet the future needs of businesses.
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