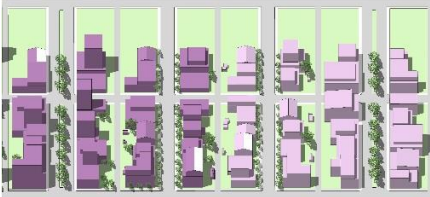



**COMPARISON OF EXISTING POLICY AND PROPOSED AMENDMENTS TO
MUNICIPAL DEVELOPMENT PLAN BYLAW 24P2009**

Existing Policy		Proposed Amendments (shown in red text)																																																														
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<p>Figure 2-1</p> <table border="1"> <thead> <tr> <th>Employment Intensive</th> <th>Employment Industrial</th> </tr> </thead> <tbody> <tr><td>C-COR2</td><td>I-G</td></tr> <tr><td>C-COR3</td><td>I-E</td></tr> <tr><td>C-O</td><td>I-R</td></tr> <tr><td>C-R1</td><td>C-N1</td></tr> <tr><td>C-R2</td><td>C-N2</td></tr> <tr><td>C-R3</td><td>C-C1</td></tr> <tr><td>C-C1</td><td></td></tr> <tr><td>C-C2</td><td></td></tr> <tr><td>I-C</td><td></td></tr> <tr><td>I-R</td><td></td></tr> <tr><td>I-B</td><td></td></tr> </tbody> </table>		Employment Intensive	Employment Industrial	C-COR2	I-G	C-COR3	I-E	C-O	I-R	C-R1	C-N1	C-R2	C-N2	C-R3	C-C1	C-C1		C-C2		I-C		I-R		I-B		<p>Figure 2-1</p> <table border="1"> <thead> <tr> <th>Employment Intensive</th> <th>Employment Industrial</th> <th>Employment Industrial Flex</th> </tr> </thead> <tbody> <tr><td>C-COR2</td><td>I-G</td><td>Direct Control</td></tr> <tr><td>C-COR3</td><td>I-E</td><td></td></tr> <tr><td>C-O</td><td>I-R</td><td></td></tr> <tr><td>C-R1</td><td>C-N1</td><td></td></tr> <tr><td>C-R2</td><td>C-N2</td><td></td></tr> <tr><td>C-R3</td><td>C-C1</td><td></td></tr> <tr><td>C-C1</td><td></td><td></td></tr> <tr><td>C-C2</td><td></td><td></td></tr> <tr><td>I-C</td><td></td><td></td></tr> <tr><td>I-R</td><td></td><td></td></tr> <tr><td>I-B</td><td></td><td></td></tr> </tbody> </table>			Employment Intensive	Employment Industrial	Employment Industrial Flex	C-COR2	I-G	Direct Control	C-COR3	I-E		C-O	I-R		C-R1	C-N1		C-R2	C-N2		C-R3	C-C1		C-C1			C-C2			I-C			I-R			I-B		
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<p>Section 3.1.3</p> <ul style="list-style-type: none"> • Employment – Industrial • Employment - Intensive 	<p>Section 3.1.3</p> <ul style="list-style-type: none"> • Employment – Industrial • Employment – Intensive • Employment – Industrial Flex
<p>Section doesn't currently exist</p>	<p>NEW Subsection 3.1.3 C</p> <p>Employment – Industrial Flex</p> <p>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.</p> <p>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.”</p> <p>Employment- Industrial Flex Areas</p> <p>Policies</p> <ol style="list-style-type: none"> 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.

	<p>g. Large format commercial, auto-oriented uses, and other uses that might be considered noxious or disruptive to adjacent uses are not appropriate.</p>
<p>4.7 Heritage Resources</p> <p>The City of Calgary recognizes that there are resources other than buildings, including archaeological and culturally significant areas, which are important to the citizens and future generations of the city. Direction and policies regarding those areas are contained in or guided by other City-approved documents (see Appendix 2). Heritage resources, including heritage buildings, are defining characteristics of communities and should be preserved or protected, while the balancing the need for redevelopment. New development within the context of heritage buildings within a community should be respectful of that relationship (Figure 4-7) and reflect the relevant City policies. The following policies support these objectives and provide different tools that can be applied in a community for retaining heritage quality and resources, where appropriate and desired.</p> <p>Policies</p> <p>These policies are intended to be used and further refined through the Local Area Plan and land use amendments.</p> <ul style="list-style-type: none"> 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 to retain a heritage resource(s). 	<p>4.7 Heritage Resources</p> <p>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).</p> <p>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).</p> <p>Policies</p> <p>These policies are intended to be used and further refined through the local area plan and land use amendments.</p> <ul style="list-style-type: none"> 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

<p>f. Create incentives and tools to retain and conserve heritage resources, including, but not limited to:</p> <ul style="list-style-type: none"> i. The voluntary transfer of unused development rights (heritage density transfer) from designated Municipal Historic Resources to development (receiver) sites; and, ii. The establishment of a community investment fund that can be used for heritage conservation purposes, especially community-specific restoration grant programs. <p>Policies</p> <p>Development applications should adhere to the following policies:</p> <ul style="list-style-type: none"> g. 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. h. Discourage new development from creating a false sense of heritage character by copying or mimicking the design of heritage buildings in the area. i. Encourage contemporary interpretations of traditional design, detail and materials in new development adjacent to heritage resources. Special consideration of new developments that do not provide contemporary interpretations of traditional design, but demonstrate exceptional architectural merit, in the opinion of the Development Authority, with highly original and innovative design, and high-quality materials will be evaluated on a case-by-case basis. j. Encourage developers to incorporate interpretative or commemorative features of heritage resources listed on the Inventory that are replaced by new development, and obtain photo documentation of the heritage resource. k. 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: <ul style="list-style-type: none"> i. Parking stall requirements for properties listed on the inventory, and 	<p>measures are introduced to mitigate or offset any potential negative consequences to heritage resource retention.</p> <p>g. Create incentives and tools to retain and conserve heritage resources, including, but not limited to:</p> <ul style="list-style-type: none"> 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. <p>Developments should adhere to the following policies:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> i. Parking stall requirements for properties listed on the inventory;
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<p>ii. Secondary and backyard suites for properties with buildings designated a Municipal Historic Resource.</p>	<p>ii. Secondary and backyard suites for properties with buildings designated a Municipal Historic Resource;</p> <p>iii. Parcel coverage and setbacks.</p>					
<p>Subsection 9.2.3 (b) (ii)</p> <p>A Local Area Plan may exempt itself from specific Guidebook provisions (and identify different standards) by describing the exemption in policy. Local Area Plans may outline a finer level of detailed policy than what is provided in the Guidebook, and the exemption would be maintained as this Guidebook is amended from time to time. In the event of any conflict between a Local Area Plan and this Guidebook, the Local Area Plan takes precedence.</p>	<p>Subsection 9.2.3 (b) (ii)</p> <p>A Local Area Plan may exempt itself from specific Guidebook provisions (and identify different standards) by describing the exemption in policy. Local Area Plans may outline a finer level of detailed policy than what is provided in the Guidebook, and the exemption would be maintained as this Guidebook is amended from time to time. In the event of any conflict between a Local Area Plan and this Guidebook, the Guidebook takes precedence.</p>					
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