



The Municipal Development Plan (2009) defined a strategy to add density in activity centres (nodes) and main transportation routes (corridors), which are located throughout the city and adequate to accommodate long-term growth and density targets. The proposed policies of the Guidebook for Great Communities and the Bylaw for ‘local housing’ would reallocate that growth to spread density more widely throughout ALL communities.

A Cautionary Tale: Depopulation in Calgary (1960s-70s)

The Guidebook and the impending Bylaw, allows a range of intensification in established neighbourhoods, which may create the exact opposite effect to what is being promised (increased population and diversity of building forms), if recent history repeats itself.

Calgary, in the 1960s and 1970s, along with other Canadian cities, experienced the depopulation of many of its established neighbourhoods. Schools were closing, houses fell into disrepair and nearby local businesses suffered. Sporadic spot rezoning for new buildings eroded people’s confidence in how their neighbourhood was changing. The federal government introduced a package of programs to help cities reverse this trend of dis-investment and departure. The keys of the program were to firstly, stabilize land uses in these deteriorating neighbourhoods through development of local planning studies and secondly, to develop planning studies with robust public engagement and partnership with residents.

Calgary introduced the Design Brief (the precursor to the Area Redevelopment Plan), which included massive down-zonings and strategies to re-energize the neighbourhood. The engagement, more like a partnership, co-determined what areas would redevelop, where capital funds for public benefit would be spent and for what purpose. Calgary saw residents returning to the established areas, fixing up small bungalows, and perhaps adding on to the back or adding a second story. By the early 1980s, some of the original homes were demolished and new homes replaced them, while sometimes, depending on the zoning, skinny infills appeared. Schools started filling up and local business areas rejuvenated with Business Improvement Areas.

The City, in reallocating growth via the Guidebook, will weaken its original strategy if it allows for density to be spread more widely throughout communities. There is only so much development that can occur and the last thing the City wants to create is “free range development.”

If the Guidebook and the new Bylaw get approved, developers could buy land in the middle of an established community, choosing lots that would offer the highest returns because single dwellings are torn down to build apartment buildings. In so doing, developers would forgo intensifying nodes and corridors, where the MDP of 2009 intended for density to be added.

The addition of density everywhere would lessen the likelihood that nodes and corridors get intensified.



Calgarians are generally not aware of the significant changes that will impact their communities because engagement was limited and it failed to properly inform the public. Community Associations and residents who have asked to be part of the dialogue to create policies that will impact their communities have not been included in the process.

Alberta’s Municipal Government Act requires that every city and township have an engagement policy that defines how citizens will be involved in municipal decision-making. Calgary defines engagement as: “Purposeful dialogue between The City and citizens and stakeholders to gather information to influence decision making.”¹

The Guidebook for Great Communities was released on August 30th, 2019. Prior to that, the Developed Areas Guidebook (DAG) was approved in 2017 and then Council directed City Administration to consult with “pilot communities” to make amendments. The engagement activities for the Developed Areas Guidebook are listed below. All of these events were attended by “invitation only.” A stakeholder group was formed in February 2019, composed of members from only ten communities. They continued to meet until September 2019. Other communities who asked to join these meetings were denied access. Members of the working group were told that they were giving input to create an updated version of the “Developed Areas Guidebook,” but instead “The Guidebook for Great Communities” was released at the end of August 2019, with a revised scope, stripped of its heritage special policy areas, meant to become statutory and provide the foundation for a revised Land Use Bylaw.

At the SPC for Planning and Urban Development on Feb.6th 2019, Administration discussed this change in direction:

This group of initiatives is about more than incremental amendments to the land use bylaw. Its goal is **a system change** to a renewed land use bylaw that is outcome-oriented, has a clear line of sight between our policies and the implementing tool, so between our Municipal Development Plan, the Community Plans and the implementing tool in the Land Use Bylaw . . . achieving effective policies that can be effectively implemented on the ground.²

¹ Calgary’s “Engage Policy”: <https://www.calgary.ca/CA/city-clerks/Documents/Council-policy-library/CS009-engage.pdf>.

² PUD meeting February 6, 2019. <https://pub-calgary.escribemeetings.com/Meeting.aspx?Id=2a0108a0-b068-4e2d-9f0c-aaf63a33920b&Agenda=PostMinutes&lang=English&Item=16>. Item 7.1, video 7:30-8:40.

Table 2.1: Engagement RE: amendments to the Developed Areas Guidebook from February to September 2019.³ By summer 2019, following three in-camera sessions with the Calgary Planning Commission, the DAG morphed into the Guidebook for Great Communities.

Date	Event	Audience	City Message	Changes discussed?
Feb 15, 2019	DAG Stakeholder Heritage workshop	INVITE ONLY with subject matter experts & advocates	Concept of heritage overlay district; how the guidebook could lay a framework for heritage policies	Yes
Feb 20, 2019	DAG Stakeholder – Building “Blocks” Workshop	Exact numbers not given; 5-7 maybe; Community and Industry; FCC & heritage	Concept of Great Neighbourhoods for Everyone; use of draft building blocks; discussion about the tools and what does/doesn't work	Yes
March 20, 2019	DAG Multi-stakeholder workshop	Only 5 feedback forms! 1-Haysboro, 1-Inglewood, 2 Industry; 1 interested citizen who works for City. INVITE ONLY	Workshops on the Great Neighbourhoods for Everyone with a focus on five topic areas including: the new draft Building Blocks, draft Special Policy Areas, draft Scale and Transition, draft Implementation, and draft Common Policies	Yes
June 24, 2019	DAG Stakeholder Workshop, What we Heard, DAG Share back session	Targeted feedback with reps from communities (who?), FCC, Developers, other stakeholders. INVITE ONLY	Staff shared with stakeholders details about the system change, the new Guidebook structure, Guidebook content and policy, and the next steps for a renewed Land Use Bylaw.	Yes
September 18, 2019	GGC Stakeholder Report Back – share back session	Representatives from communities, FCC, Developers, other stakeholders. INVITE ONLY	Staff provided info on: the new planning system; engagements, milestones, circulations; key themes & intentional moves; next steps. Q&A reported.	Yes

³ PUD2019-1015 Attachment 8: What We Heard Report, pp. 3-4.

<https://pub-calgary.escribemeetings.com/filestream.ashx?DocumentId=112010>

About two months after its release, on November 6th 2019, the ‘Guidebook for Great Communities’ was considered at the Standing Policy Committee for Planning & Urban Development (a subgroup of Council). About 20 Community Associations objected to the lack of engagement on the new Guidebook. A motion was passed to:

- a. **Build awareness** among Calgarians about the changes being proposed and to allow Calgarians to participate in the community conversation on long-term planning and supporting growth with infrastructure and amenities;
- b. **Communicate the vision & intent of the document** within Calgary communities, in partnership with stakeholder groups, before the document becomes statutory. This communication should include examples from pilot communities;
- c. **Prepare a clear engagement process** for statutory planning work going forward, making expectations clear to all stakeholders about when to engage, what type of engagement is required, and what the outcomes of the work will be;
- d. **Provide further clarity** on the relationship between this work and the City’s shift to larger local area plans.⁴

The City Planning Department worked with the Federation of Calgary Communities (FCC) to provide five ‘Guidebook sessions’ from January to February 2020, effectively reaching out to about 56 Community Associations. (There are 150+ Community Associations in Calgary.)

Engagement with the general public took the form of installations at the Central Public Library and the Home & Garden Show, as well as three Renovation Shows. Notably, the presentation of materials related to the Guidebook was very different with the public than it was in the FCC sessions. Raising awareness amongst the public was reduced to presenting “themes” from the Guidebook, such as housing choice, recreational amenities, and statistics about households. There was no mention of changes to policies, strategy, area planning or the land use bylaw. When residents asked about “local area planning” in North Hill, the pilot for multi-community area planning, they were told that there are no effective land use changes were being made to districts in area plans, implying that the policies in the Guidebook were somewhat innocuous and that zoning would not change. Although, we know that **once the Guidebook is made statutory it will be considered in planning decisions for all new development applications.**

On March 4th 2020, the Committee for Planning & Urban Development reconvened and discussed both the Guidebook and the North Hill Plan. Calgary newspapers ran a couple of stories about the Guidebook. There was online engagement through the City of Calgary’s website and social media for the North Hill plan. Outside of communities currently involved in local area plans, awareness and understanding of the massive changes in other developed communities remains limited. The number of residents made aware of the new planning system remains relatively small.

⁴ PUD meeting November 6, 2019. <https://pub-calgary.escribemeetings.com/Meeting.aspx?Id=40ffe504-2752-4f32-a276-b009dc356b30&Agenda=PostMinutes&lang=English>.

Table 2.2: Public Engagement RE: the Guidebook for Great Communities from November 2019 to March 2020.

Date	Event	Audience	City Message	Changes discussed?
Jan & Feb 2020	Public library installation	Public	Display with posters, questions with cards available for the public to post answers. A copy of the Guidebook was placed on a table.	Minimal
Jan & Feb 2020	Mobile Installations at Reno Show x 3; Home & Garden Show	Public	Similar to library display; basic information for people to engage with planning 'themes.' e.g. "Would you like to be able to walk to a grocery store in your community?"	Minimal
Feb 2020 onwards	Guidebook 101 online video (<i>not promoted</i>)	Public	Guidebook for Great Communities – Guidebook 101 presentation ⁵	Minimal

The week before the March 4th PUD meeting, City Administration released a revised version of the Guidebook, a revised draft of the North Hill plan, as well as extensive amendments to the Municipal Development Plan. The latter statutory document sits above the Guidebook in terms of Municipal Planning Law. It sets the strategy and vision for policies and tools beneath it.

Aggressive timelines were put in place that have placed unsustainable pressure on volunteers working in Community Associations to respond to these items. The general public in North Hill was given the ability to see the draft North Hill Plan from February 24th to 25th and they were required to submit letters to PUD by February 26th. The new edition of the Guidebook was released February 28th. On February 20th, changes proposed to the MDP were announced and the last feedback session was scheduled on March 3rd, the day before the PUD meeting. These timelines do not allow Community Associations and residents to work together to create meaningful feedback and to achieve a desired result.

More than 30 communities signed and/or presented letters at the March 4th PUD meeting. Several community representatives explained that their residents do not fully understand how the policies in the plan will substantively change their neighbourhoods. Consultation was inadequate, they said. Residents asked for suitable timeframes and mechanisms for communities to comment on the Guidebook revisions.⁶ To this day, there is still no clear mechanism to provide informed and constructive comments on these planning documents.

The amendments proposed to Calgary's Municipal Development Plan are disturbing. City Administration seems to be doing away with the role of Community Associations and that of

⁵ See: <https://www.calgary.ca/PDA/pd/Pages/Current-studies-and-ongoing-activities/Guidebook-for-Great-Communities.aspx?redirect=%2Fguidebook>.

⁶ Letters from Crescent Heights, Brentwood and a resident of Renfrew. PUD attachments, March 4, 2020.

‘Community’ in directing planning and development.⁷ This is substantiated by the noticeable lack of ‘Community’ identification and character in the local area plans (see Concern #4, below).

Communities presenting formal letters to Councillors and City Administration have been repeating this and other concerns, but so far, eight months later, there has still been no reply. One of the most frustrating elements of public engagement on the Guidebook has been the lack of two-way conversation. As one representative from Crescent Heights explained, who also a member of the Working Team for the North Hill plan: “Our Community was engaged, but in our opinion the engagement process was steered entirely to accommodate growth and did not provide an opportunity to identify our local character, or community needs.”

When asked why the City wouldn’t do a mail-out campaign with flyers about Next Generation Planning to residents of Calgary, the response was that there is no budget for this.

As shown in the “What We Heard” DAG stakeholder from June 24, 2019: these ideas and concepts “may get resistance from the general public. We will need to build up a case for change, since at the moment the benefit isn’t there . . . the timelines are ambitious.” Administration also noted: “Need to be mindful that the timeline bumps up to an election year...”⁸

Table 2.3: Changes underway for Calgary Municipal Planning.

Timeline	Legislation / Policy	What is New	Change / Intent
2018	City of Calgary Charter	NEW legislation	Allows the Guidebook & Local Area Plans to be made statutory.
Q2 2020	Citywide Local Areas Map	NEW map of Calgary with 42 Local Areas ⁹	The map of 42 districts is intended to draw the boundaries between ‘multi-community’ area plans.
Q1 2019 -	Local Area Map (for each area)	Area Map for Multi-Community Local Area Plan	The area boundaries are defined for the Multi-Community Area Plan

⁷ On page 149, section 5.2.1 of the MDP amendments, this section is deleted: *Continue to consult and work with other stakeholders (including community associations and citizens’ and industry business groups) regarding matters of municipal process and policy to ensure mutual understanding and to support shared goals and objectives.* <https://www.calgary.ca/engage/Documents/Next20/Summary-of-Proposed-Revisions.pdf>

⁸ Stakeholder Report Back: What We Heard. June 24, 2019. <https://www.calgary.ca/ layouts/cocis/DirectDownload.aspx?target=http%3a%2f%2fwww.calgary.ca%2fPDA%2fpd%2fDocuments%2fCurrent-studies-and-ongoing-activities%2fguidebook%2fdeveloped-areas-guidebook-WWH-June24.pdf>

⁹ See: <https://www.calgary.ca/PDA/pd/Pages/Current-studies-and-ongoing-activities/Local-Area-Planning-in-Calgary.aspx>.

Q2 2020	Established Areas Growth & Change Strategy	NEW - prioritization of planning & investment, as well as financial tools for Local Area Planning	Investments that are directly linked to growth & redevelopment appear in Chapter 3 of the Local Area Plan.
Q3 2020?	Municipal Development Plan & Calgary Transportation Plan	UPDATE to current plans made statutory in 2009	Density is no longer focused on busy roadways, activity centres & transportation hubs. Density added everywhere.
Oct.7 2020	Heritage Policies & Incentives	NEW - tools & incentives for heritage protection meant to be integrated within the Guidebook for Great Communities	Introduces 'clusters' of heritage sites with protections assigned by block-face (street face on a block) and associated financial incentives.
Q4 2020	Guidebook for Great Communities	NEW legislation to be made statutory	Tool to implement the strategy of the MDP. Set of policies used for the creation of Local Area Plans. (Multi-Community Area Plans.)
TBD	Low Density Residential Guidelines for Established Communities	To be rescinded after Guidebook is made statutory	No more guidelines for 'contextual' development in established neighbourhoods according to these guidelines.
Q4 2020 or Q1 2021?	New Bylaw for 'Low Density' Residential	UPDATE to Land Use Bylaw 1P2007	Combining districts / zoning previously separate (with respective definitions of permitted and discretionary uses) to allow new development.
Q4 2020	North Hill Plan	Multi-Community Area Plan (*pilot)	Replaces 7 policy documents
Q2 2021	Westbrook Plan	Multi-Community Area Plan	Replaces 6 policy documents
Q2 2021	Heritage Plan	Multi-Community Area Plan	Replaces 5 policy documents



The new bylaw for low-density residential could blend R-C1, R-C2, R-CG and M-CG zoning (explained below) into ONE district, therefore, changing density and height restrictions in ALL communities. Multi-dwelling buildings (i.e. small apartment buildings) could be built next to single detached homes and approved without the need for land use re-designation. A lack of stability is introduced when sporadic redevelopment is allowed next to your home, not to mention it raises questions about the future value of your real estate.

The Calgary Land Use Bylaw (LUB) is a statutory document that sets out requirements and rules that govern the construction (and redevelopment) of any building in Calgary. It defines what a building can be used for (e.g. commercial, residential) and its general shape and size (e.g. lot coverage, building height), as well as how many dwelling units can be built per hectare (density).

These requirements and rules are enforced through the Development Permit approval process where the City decides if a proposed development complies with the LUB.

Next Generation Planning introduces a combination of new policies, programs, strategies and tools that will enable growth and shape future development. The urban forms and modifiers in the Guidebook for Great Communities provide the foundation for a new Land Use Bylaw for 'local housing' expected in 2021.

Districts in Land Use Bylaw (LUB): Current State

The LUB divides Calgary into land use “districts” (zones). Every piece of property is designated a particular land use district. Each district has a specific set of requirements and rules. There are currently over 66 individual districts, including: 22 residential districts and 44 other districts.

Low-Density Residential Districts

This discussion focuses on the low-density residential parts of Calgary’s Developed Areas (the areas that have buildings on all its lots with little vacant land – about 2/3rds of Calgary – including your community).

There are 5 Low Density Residential Districts and 1 Multi-Residential District that apply to low-density areas. The “C” denotes Contextual Developments that are “intended to accommodate existing residential development and contextually sensitive redevelopment.”

- R-C1: RC-1 Large, R-C1 Narrow, R-C1 - Contextual One Dwelling Districts - houses
- R-C2: Contextual One / Two Dwelling District - duplexes
- R-CG: Grade-Oriented Infill District - rowhouses, townhouses

- M-CG: Contextual Grade-Oriented Multi-Residential Development District - a multi-residential development has one or more buildings containing one or more units. It would typically have higher density and generate more traffic and parking requirements.

Planning Policy and Implementation

The districts established in 2007 were based on buildings that existed at that time. Since then, many land parcels have been re-designated to different districts. Any property owner may ask the City to re-designate their property. Each re-designation requires a Public Hearing before Council to approve/reject the application to re-designate. The City can also change a property's designation through initiatives such as Area Redevelopment Plans.

Benefits of current LUB:

- More granular definitions of permitted and discretionary uses help to ensure contextually sensitive redevelopment;
- Clarity and predictability: the 6 districts allow the planning process to generate a detailed map of what will be allowed where. This creates predictability and provides citizens some assurance about what to expect in the future. The current trend is to re-designate, but at least residents have a voice and an ability to object to re-designation.
- Public input: the voice of adjacent neighbours and the community are included in new planning initiatives. District re-designations must go through a Public Hearing that allows the public to provide commentary on the future of their neighbourhoods. The public can also provide input to the Development Permit approval process and appeal decisions made by the Development Authority at the Subdivision and Development Appeal Board.

City's Concerns:

- complicated, restrictive, slow to implement City growth strategy;
- time taken at Council to approve district re-designations.

LUB Revisions: Future State

The City describes proposed changes to the LUB on their webpage "*Toward a Renewed Land Use Bylaw.*"¹ The main goal of the changes would be to create one new all-inclusive "Limited Scale Neighbourhood Housing District" that will:

- allow and encourage the construction of multi-unit buildings anywhere and everywhere;
- eliminate current LUB districts that "are assigned according to development that is already there," i.e. R-C1, RC2.

City Objectives:

- enable development aligned with future policy direction
- provide the City more flexibility to define, encourage and approve "desired built forms"

¹ <https://www.calgary.ca/PDA/pd/Pages/Current-studies-and-ongoing-activities/Toward-a-Renewed-Land-Use-Bylaw.aspx>. Accessed May 25, 2020.

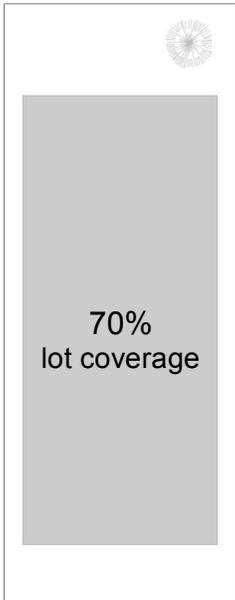
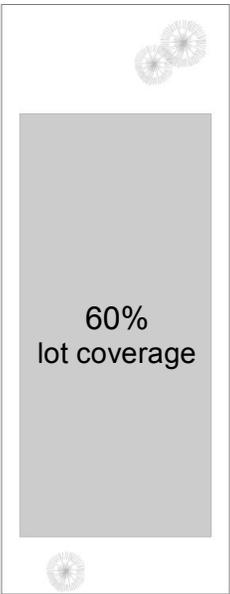
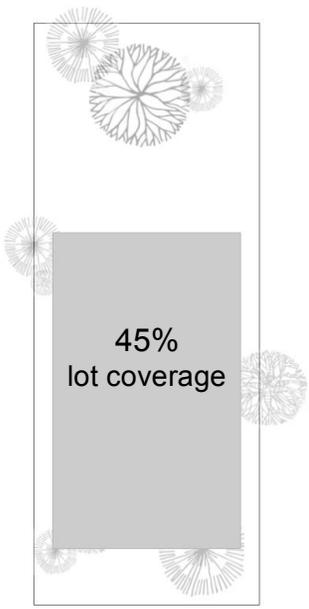
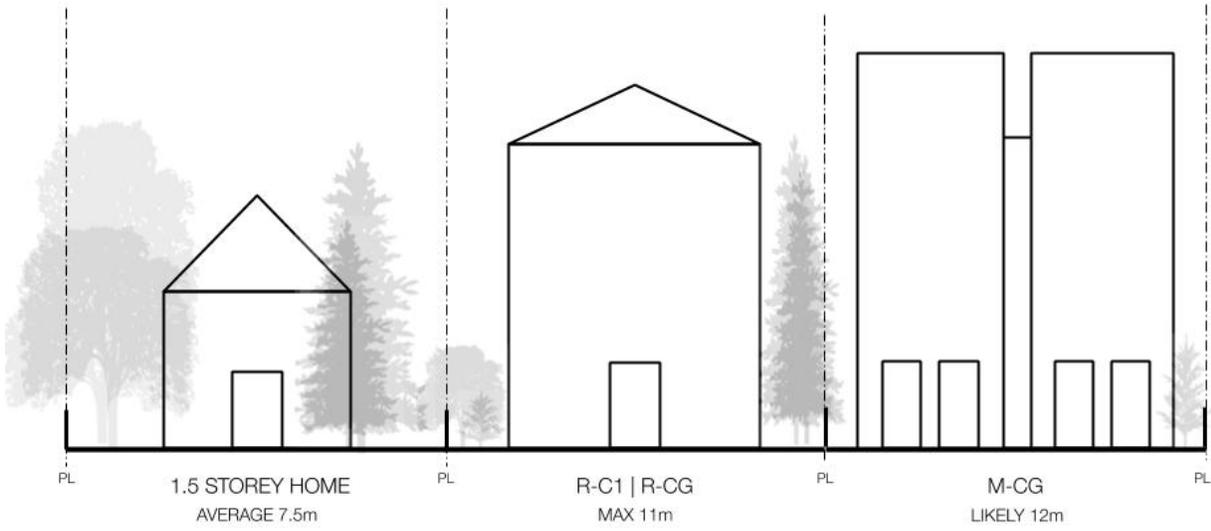
Community Concerns:

- lack of clarity and predictability; ambiguous rules. What type of building and where it would be built will be at the discretion of the Developers and the Development Authority;
- lack of stability. The unique character and form of all residential areas will change as any type of low rise residential will be allowed anywhere.
- limited public input. Since many more building forms would be allowed under the ambiguous rules, the City could approve any development proposed that they deem a “desired built form” without requiring a re-designation and therefore no Public Hearing.

Table 3.1: Most relevant requirements for 3 districts: R-C1, R-CG and M-CG. It is not complete and meant to be used for discussion purposes only. Refer to the LUB for the complete requirements and rules.²

SELECT RULES		
R-C1. Residential – Contextual One Dwelling	R-CG. Residential – Grade-Oriented Infill	M-CG. Multi-Residential – Contextual Grade-Oriented
Allowed Building Forms		
Single-detached dwelling	Rowhouses, Semi-detached, Cottage Housing Clusters	Multi-residential developments (multiple buildings with multiple units)
Max Coverage <i>(area of a parcel covered by a building, excluding backyard suites)</i>		
45%	45% to 60%	60% to 70%
Max. Density <i>(number of Dwelling Units and Live-Work Units on a parcel excluding secondary suites) Typical single-detached parcel: 20m x 30m (65ft x 100ft)</i>		
20 units/hectare	75 units/hectare	111 units/hectare
1 unit/parcel	4 unit/parcel	6 unit/parcel
2 unit/parcel (including secondary suites)	8 unit/parcel (including secondary suites)	12 unit/parcel (including secondary suites)
Max Building Height (above grade)		
11m	11m	12m

² <https://www.calgary.ca/pda/pd/Pages/Calgary-Land-Use-bylaw-1P2007/Calgary-Land-Use-Bylaw-1P2007.aspx>. Accessed May 25, 2020.





Impacts to infrastructure are not fully addressed by the new planning guidelines applied to local area plans:

Upgrades to existing infrastructure to support more density

How community infrastructure will support substantially increased density is not addressed in the Guidebook for Great Communities or in any other City planning documents.

An Offsite Levy was put into effect in recognition that certain existing infrastructure would not be able to handle 50% increased population density. Offsite levies in established areas have been collected since 2016 and they are in the process of being reviewed. Offsite levies are one-time costs paid by the developer. The charges cover either: 1) the actual installation of new infrastructure (Greenfield development) or 2) the anticipated or immediate replacement or upgrade of existing infrastructure that pertains to redevelopment (Established Areas). The redevelopment of a single residential lot may not trigger the immediate replacement or upgrade of existing infrastructure. However, if an entire city block of existing single-detached dwellings were replaced by a multifamily development, the existing infrastructure would almost certainly end up being replaced or upgraded immediately to accommodate the increased density at the time of development.

The charges on our Enmax bills are meant to cover the cost of ongoing maintenance such as water main breaks, replacement of existing infrastructure that has reached its use by date (life cycle maintenance) as well as **upgrades to existing infrastructure**. For instance, the Bonnybrook Wastewater Treatment Plant is currently undergoing expansion to increase capacity to the tune of \$800 million in capital expenditures. Capital expenditures may be initially borrowed, but the payment of any expansion or upgrade to existing facilities is incorporated in those charges for Water Treatment & Supply; Wastewater Collection & Treatment and finally Stormwater Management that we see on our monthly bills. The charges are calculated not only to cover any immediate 'it is broke, fix it' costs but also future replacement and expansion to accommodate growth. In short, the monthly charges we see on our Enmax bills are not for a single development in an Established Area or for a Greenfield development. They are the costs to maintain the citywide infrastructure network in addition to the costs based on actual household usage such as cubic meters of water or kilowatts of electricity.

In established areas, water and wastewater are the greatest areas of concern. The funds collected for the re-development of "Established Areas" are split between Water & Wastewater Treatment; Storm & Sanitary Sewers. Those funds are further dedicated to the specific geographic region of the City in which they were collected: northwest; southwest; northeast; southeast; west & centre city. These funds are attributed to geographic regions, which is not neighbourhood specific. So funds collected in Brentwood (NW) could be spent in Silver Springs

(also NW) if that happened to be the area that was considered most in need of immediate upgrade or replacement to accommodate higher volumes.

In general, the existing infrastructure in established neighbourhoods is considered sufficient to accommodate increased population density. The main difference between then and now is the number of bathrooms. Housing in neighbourhoods built prior to 1970 normally have no more than a single bathroom; guest half-baths were considered a luxury. When those homes are replaced with the construction of new homes, the number of bathrooms is much higher. For example, a single detached dwelling replaced by two infills would likely result in the number of bathrooms increasing from one to four (2 infills, each with two baths). Obviously the construction of multifamily dwelling units such as apartment or condo buildings would have an even greater impact.

There are many concerns that the policies in the Guidebook and the resulting Local Area Plans do not sufficiently address how infrastructure and public amenities are to be improved upon to support increased density.

For example, in the North Hill Plan, there is:

- No requirement or clause for the analysis of water and wastewater to understand the projected impact of growth on the utility network. There is no strategy for funding the capital investment required to improve infrastructure and amenities.
- No identification of parking, traffic shortcutting, lights or crossings, nor access issues that need to be addressed as density increases.
- No “Asset Map” or list that would guide continual growth and change created for the North Hill Plan, along with the current status of infrastructure and amenities, the priorities for investments, the financial tools that could support implementation, and a future service plan with recommendations.

Other unanswered questions, not addressed in the North Hill Plan, include:

- Is there sewage treatment capacity?
- Will there be upgrades to public realm infrastructure?
- Pathways and bike routes need to be identified.

Density Bonusing

Density bonusing is a tool that enables the City to grant developers additional density in exchange for such practices as: contributions to a ‘community investment fund’ or the provision of affordable-housing units or the protection of heritage assets in areas with potential for intensification. In Sunalta, for example, this ARP recently introduced density bonusing for 14th Street and 17th Avenue gateway areas in exchange for monies invested in a community fund that will be used for public realm improvements. Density bonusing rules are used in Hillhurst-Sunnyside, the Beltline, Sunalta. The City has expressed the desire to come up with a city-wide tool for density bonusing, however, no generic approach has been defined to date.

The concern with density bonusing is that once again this could lead to ‘spot upzoning’ that would not respect a community-based strategy for adding density to an area. Communities such as Mission-Cliff Bungalow warn that unless there is a community project that is clearly identified as needing funding or a proposed site that cannot be economically redeveloped under existing

zoning, then there is no need for density bonusing.¹ The Guidebook for Great Communities states on page 87: “A local area plan may include density bonusing policies for landmark sites or core zones.”

Transit Oriented Development (TOD)

In areas that are within a 600-meter radius to an LRT station (Light Rail Transit station) or a BRT stop (for Bus Rapid Transit), a mixed-use development with higher density is encouraged. This form of development uses existing infrastructure and optimizes the use of the transit network to create mobility options for transit riders and the local community. It is meant to generate a vibrant centre for local residents.

A significant challenge with TOD areas is that they are developed through multiple phases by multiple developers. Which developer will be responsible for creating open spaces and/or public amenities? Each one looks after his/her own building and provides minimal public space or open areas. How can we ensure that we don't end up with only density (i.e. towers and buildings), but not the promised or anticipated “attractive open space network”? The guiding principles for great TODs include elements such as “creating great open spaces,” “incorporating public art and programming” and “integrating green infrastructure.”² No single developer is responsible for these elements and without tools and requirements for financing, the public spaces tend to be left out. Communities end up with the density, but with no additional amenities or open areas.

A TOD area should be integrated with surrounding communities. However, the Guidebook does not have policies for guiding development that would be sensitive to existing communities, providing transitions of scale, form and character, while creating opportunities to enhance connectivity.

Finally, infrastructure for the public realm requires financing through a partnership between the City and private development interests. There must be clear responsibilities defined for upgrading public access to the TOD site, for example, which are lacking at present. How are pathways, bike lanes or other access points going to be planned for public areas? If there is a public square in the middle of a large TOD, how are people going to get to it? Will the paths around the TOD station be upgraded? Who pays for that? The developer? The developers? Or the City? There need to be proper guidelines and policies around TODs before construction begins.

Loss of urban tree canopy and overcrowding of public open spaces

The Guidebook for Great Communities contains almost no reference to the importance of urban tree canopy. The size of the urban forest is measured by its “canopy,” that is, the trees planted on both private and public land. The goal for Calgary's Urban Forestry was 20% tree canopy in the 2016 Strategic Plan. Currently, Calgary has only 8.25% tree canopy and there is a revised target of 16%. Current funding is just enough to maintain that tree canopy, but not enough to

¹ See: <https://pub-calgary.escribemeetings.com/filestream.ashx?DocumentId=21501>.

² Brentwood Station ARP, pp.17-19. See: <https://www.calgary.ca/PDA/pd/Pages/Current-studies-and-ongoing-activities/Transit-Oriented-Development-TOD.aspx>

increase the canopy to meet the target. Calgary Parks' participation with the Calgary Guidebook to Better Neighbourhoods and the North Community Plan has been limited.³

The Guidebook offers no tools or incentives to increase public green spaces while promoting the addition of significant density (with the associated loss of private green spaces and tree canopy). This is a major failing of a document that is intended to guide sustainable future development city wide. In the Guidebook:

- Target densities and development objectives = higher lot coverage = significantly fewer trees and permeable ground in private property;
- Increased densities = significantly more people requiring access to public green spaces (coupled with significant loss of private open spaces and trees).

We should be seeing firm policies with enforceable penalties added to the Guidebook to “increase the tree canopy” (MDP goal, stated in section 2.6.3). The current MDP requires that “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,” Bylaw 46P2013 (MDP 2009, section 2.6.4). Recent amendments proposed to the Municipal Development Plan suggest decoupling increased density from the increased need for green spaces. We view this as a mistake.⁴ More green spaces should accompany added density.

The Local Area Planning suggested by the Guidebook would contradict many of Calgary's sustainability principles and policies adopted to guide future city growth and resilience. The following list of policies and excerpts is provided for illustrative purposes; it is not meant to be comprehensive:

- “Ensure sufficient community open space provision in Inner City and Established Areas by maintaining a minimum of 2.0 hectares of open space per 1,000 residents. Calculations should be applied to logical community clusters where parks and recreation amenities are accessible and shared between communities. Community open space includes areas dedicated for schools; community centres; playfields; outdoor performance spaces; community gardens; and habitat areas that offer public amenity.”⁵

These goals are set forth in the 2009 Municipal Development Plan. *Where in the Guidebook are they recognized or adhered to?* Does everyone understand that school buildings factor into the calculation of ‘open spaces’? That’s right. The area of school buildings is included in the calculation of public open space.

³ <https://pub-calgary.escribemeetings.com/filestream.ashx?DocumentId=2458> and Druh Farrell’s “Climate Update #2,” March 2, 2020. <https://www.calgary.ca/citycouncil/ward-7/Pages/latest-news-detail.aspx?SidebarListCategory=0&ArticleID=323>.

⁴ Page 50, section 2.3.4 of the proposed amendments for the MDP states: *a deficiency in open space should not imply that additional density is not warranted as the quality of existing open space and proximity to alternatives are also considerations*. Cf. <https://www.calgary.ca/engage/Documents/Next20/Summary-of-Proposed-Revisions.pdf>.

⁵ Calgary Municipal Development Plan, 2009, section 2.3.4: page 2-24.

- Council Priority: A healthy and green city. “Calgarians recognize and appreciate that Parks, the urban forest and natural areas are significant to the environmental quality and recreational fabric of Calgary. Trees serve to define the long term character of the city as a whole and the individual communities within it.”⁶
- “Citizen well-being in urban environments partly relies on having access to space where they can relax, recreate and experience nature and culture. Studies show proximity to parks and nature is beneficial to mental and physical health.”⁷
- “Social benefits of Urban Forestry include reducing stress, promoting health and wellness and fostering aesthetically pleasing, walkable communities. Environmental benefits include improved air quality, cooling effects (shade), reduced storm water runoff, increased wildlife habitat and climate change moderation. Economic benefits include increased property value on treed streets and attractiveness of business districts.”⁸
- “However, due to capital funding constraints, we (Urban Forestry) will not be able to plant the 7,500 trees per year required to grow the urban canopy and meet the long-term Municipal Development Plan target for tree canopy coverage.”⁹
- Benefits of an urban tree canopy include: aesthetic beauty, shade (which significantly reduces urban heat-island effect), reducing pollution through carbon capture and storage, reducing energy costs for heating and cooling, critical in stormwater management, contribute to a sense of wellbeing and impart a sense of place, enhance community satisfaction, and conserve biodiversity. This is a partial list.¹⁰

The current percentage of tree canopy has not changed in recent years. There has been no increase, despite the goals set by urban forestry . Instead, trees on private land are continuously being lost. We estimate the percentage of urban tree canopy will decrease.

Ecological areas, recreational amenities & schools

The following are some unanswered concerns about by local area planning:

- Identification of ecological assets (school grounds, play grounds, natural areas); do they have enough capacity for increased density? For example, in Tuxedo Park, the community’s only park was the topic of minimal enhancement in the North Hill plan, with higher density planned for around the park and a possible C-train station next to it;

⁶ Open Space Plan (2002, amended 2003), City of Calgary. <https://www.calgary.ca/CSPS/Parks/Documents/Planning-and-Operations/open-space-plan.pdf?noredirect=1>

⁷ One Calgary: 2019 to 2022 Service Plans and Budgets, p.337. https://www.calgary.ca/cfod/finance/Documents/Plans-Budgets-and-Financial-Reports/Plans-and-Budget-2019-2022/Service_Plans_and_Budgets_2019-2022.PDF

⁸ Ibid, p.363.

⁹ Ibid, p.365.

¹⁰ Peter Duinker, C. Ordóñez and J. Steenberg *et al.* 2015. “Trees in Canadian Cities: Indispensable Life Form for Urban Sustainability,” *Sustainability*, Vol.7, n.6, pp.7379-96.

- Upgrades to water systems are necessary in many parts of Calgary. Water drainage will be further complicated by increased density, lot coverage and cement.
- Land Use planning impacts the viability of schools. Is there room in local schools for the increase in students?
- Do recreational facilities have enough capacity for the additional density? Will community facilities be rebuilt or added to?

Lack of Heritage Area Policies

Heritage policies in the Developed Areas Guidebook were taken OUT of the Guidebook for Great Communities. This was a watershed moment for heritage advocates and communities that have heritage assets they are seeking to protect. The pilot area plan for North Hill is proceeding without any heritage policies that protect historical areas.

The planning tools for heritage conservation of “areas” were included in The Developed Areas Guidebook (DAG), which was first approved in 2017 for local area planning. In October 2018, this Guidebook was amended to include policies for three heritage conservation approaches: supporting **heritage district overlays** and community investment funds to support heritage conservation; as well as a property tax relief incentive to incentivize heritage conservation. Pilot communities engaged in local area planning worked with heritage conservation approaches defined in the Developed Areas Guidebook (e.g. Bridgeland/Riverside and Inglewood/Ramsay).

In September 2019, the Guidebook was superseded by the Guidebook for Great Communities, which no longer contains the policies for heritage overlay districts or the heritage incentives and tools of the earlier Guidebook. As of February 2018, heritage professionals, community representatives, heritage organizations and representatives from the development industry had been working on heritage policies and incentives that *they thought* would be included in the revised version of the Guidebook. In October 2019, the senior heritage planner that contributed to the design of heritage districts resigned from the City of Calgary.

In comparison, the City of Edmonton uses heritage area overlays, direct control zoning and planning policy, in addition to individual designation of Municipal Historic Resources, to regulate form and character of historic districts. Here are some examples:

Westmount:

https://www.edmonton.ca/city_government/edmonton_archives/the-westmount-architectural-heritage-area.aspx

Glenora:

<https://www.edmontonsarchitecturalheritage.ca/index.cfm/neighbourhoods/glenora/>.

While Councillors in PUD seem to recognize the importance of bringing heritage policies back into the Guidebook for Great Communities, they seem unwilling to direct City Administration to draft or adopt true “area” policies like the ones drafted for the Developed Areas Guidebook or those used in Edmonton. The Guidebook is missing tools to identify character areas and potential heritage districts, which would in turn manage the exceptional qualities of those areas during the creation of local area plans.

A report on heritage policy tools and incentives was discussed on April 1st 2020 during a meeting for the Planning & Urban Development (PUD) Committee. These policies and incentives are a step in the right direction, but they do not include area-based policies, they propose block-face policies (explained below), and they lack definition for enforcement. For example, Layer 2 policies include: “guidelines [that] would not preclude row-house, multi-family, or other innovative development where **compatibly designed**.” However, there is no explanation or tool that regulates what is meant by “compatibly designed.”

Proposed Heritage Policies

The heritage policies proposed at PUD on April 1st 2020 apply to streetscapes (block-faces) according to the identification of a certain percentage of historic sites. A block-face is one side of a street between two street corners or other geographic boundaries. Sites identified as ‘historic’ are not listed on Calgary’s Inventory of Historic Resources, and may not qualify for the Inventory as an individual property. Their significance is recognized as being included in a geographic concentration of similar sites: “containing a building generally constructed prior to 1945, exhibiting historic stylistic architectural value, substantially retaining their original design and features, and reflecting a pattern of historic development in an area.”

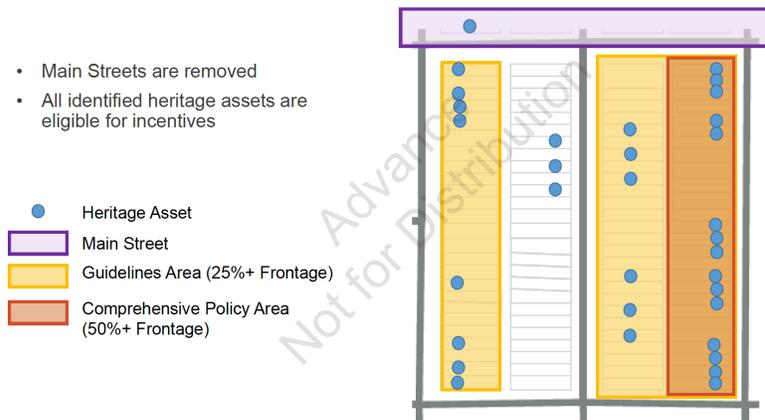
Table 4.1: Heritage Policies (layers 2 & 3) proposed at PUD on April 1st 2020.¹¹

	Layer 2: 25%+ heritage on block face	Layer 3: 50%+ heritage on block face
REGULATORY PLANNING TOOL	Design Guidelines; all uses Discretionary	Direct Control District with very specific area boundary
LEVEL OF CONTROL	Medium	High

- **25% heritage on block face:** Design guidelines for all properties (including non-heritage) within the identified streetscape. All new construction is discretionary, requiring design review, e.g. guidelines for roof pitch, massing, fenestration, materiality, etc.
- **50% heritage on block face:** Mandatory restrictions and allowances for properties with and without a heritage asset. “Shall” instead of “Should.” For example, regulations on massing, setbacks, roof pitch, etc. The highest level of control offered and it requires the greatest level of support from property owners.

¹¹ See: <https://pub-calgary.escribemeetings.com/filestream.ashx?DocumentId=127650>.

The block-face approach would result in piecemeal implementation with several mini-areas, but no real cohesive heritage area over a contiguous cluster of residential blocks. Here is what it looks like to see 'block-face' policies applied:



The heritage policies under consideration only apply to streetscapes and privately-owned assets. Better area-based policies are desired. Heritage areas should encompass commercial and green spaces, as well as private lands. The evaluation of heritage assets should include ALL categories of asset that exist on Alberta's Inventory for Historic Resources, including:

- Buildings, which can be residential, commercial, institutional and industrial;
- Streetscapes, including Main Streets, sidewalks, boulevards and roads (for example, Medicine Hat's "Historic First Street" has municipal protections); as well as
- Parks and Landscapes.

Alberta's "Historical Resources Act" has provisions for designating historic areas where the heritage significance of an area lies in the area's overall character rather than its constituent buildings or other features. When we speak of heritage areas, we must acknowledge that the protection of an area requires the coordination of several different departments.

Proposed Heritage Incentives

The new financial tools proposed (tax back grant and tax credit programs) may be insufficient on their own to encourage designation. An increase to the Historic Resource Conservation Grant Program is also required (not instead of the tax programs). These financial incentives are particularly needed to help protect standalone homes in landscapes that face upzoning outside of the heritage policy areas. The increases could be paid for out of heritage density bonusing/transfer payments that actually reflect the value of the increased density approved for new development. Clear direction for heritage density/transfer bonusing formulas (based on FAR, height, etc.) should be developed.¹²

¹² Recommendations and observations made in letters submitted to PUD by Calgary Heritage Initiative (CHI) are referred to in this commentary on proposed heritage policies and incentives.

Closing Words on Heritage Protections

Calgary needs to start investing in our significant stock of older buildings; whatever we invest in them increases our tax base without significant infrastructure upgrades resulting in a net increase, which is not often the case for new construction. The improvement of existing dwellings creates 40% more GDP in Canada than new construction, as well as a much higher proportion of local employment (heritage planning expert Marc Denhez). As well, Calgary needs to be competitive in attracting future Calgarians and tourists to a 'great' city, and ALL truly great cities have historic areas. In almost all cases these historic areas were not protected because they were exceptional, and in fact were prime targets for demolition and redevelopment but have become exceptional *because* they were protected.¹³

¹³ Many thanks to Marilyn Williams and Lorna Cordeiro for their insights on heritage incentives and tools.

CONCERN #5: LOSS OF COMMUNITY-SPECIFIC POLICIES & CONTEXTUAL DEVELOPMENT



Communities that have existing statutory and non-statutory plans will see these rescinded and replaced by Multi-Community Area Plans, which lack the same granularity. What is in your previous plan can be altered or removed. The Guidelines for Established Communities will also be rescinded when the Guidebook is made statutory.

Comments on Multi-Community Local Area Plans:

- The Local Area Plan is a high level generic planning document with very little context of the actual area and the communities in that area.
- No sense of community character is showing up in Local Area Plans. They give limited insight into what communities value. A developer would get no real sense of the communities and what is important to them.
- The Local Area Plan (LAP) makes it easier for developers to get approvals for spot rezoning (adding more density and multi-use / multi-unit structures). It is anticipated that residents opposing land-use changes would have a tougher time objecting once the LAP is approved. A public hearing of City Council is still required for land use changes, so there is the ability to object, but it is harder to object when City planning documents support the change.
- Area Redevelopment Plans (ARPs), on the other hand, provide significant detail to the developer and help communities communicate what is important to their community.
- Communities with ARPs have found that if a developer actually reads their ARPs, they are more likely to propose something that is more compatible with the community. Would one community's design guidelines be appropriate for another in the same local area plan? Each one deserves its own definition of community character.
- A key difference with Local Area Plans is that these new multi-community area plans must be read in conjunction with the Guidebook for Great Communities, which in itself has limitations, e.g. lack of heritage policies.

The North Hill Local Area Plan is the first multi-community area plan to be executed in Calgary. It is a "pilot" project that is meant to go to Council and become statutory at the same time as the Guidebook for Great Communities. It was previously scheduled for Public Hearing on April 27, 2020, but delayed due to COVID-19. The communities in the North Hill Plan include: Highland Park, Mount Pleasant, Tuxedo Park, Winston Heights-Mountview, Crescent Heights, Renfrew, Rosedale, Capitol Hill and Thorncliffe Greenview (south of Mcknight Blvd.).¹

¹ The North Hill Plan is available online at: https://calgary.ca/engage/Documents/North%20Hill%20Local%20Growth/Draft%20Plan/Draft_North_Hill_Local_Area_Plan.pdf

The following comments are specific to the North Hill Plan:

- One page on Community Context (p.14);
- Two pages on Community Characteristics and Attributes (pp.15 -16). A few nice pictures, but no content of real value to the community;
- Maps on page 21 and page 29 are some of the most significant parts of the document;
- Pages 35 and 36 provide high-level content on three main street (not much content);
- Page 44 gives information about heritage, again with little detail. The only point of significance is policy #1: “Land use redesignations for higher density development are discouraged until heritage policy tools have been explored in the Plan area.”
- Appendix A is good, but buried in the back of the document. These kinds of details are integrated into the main texts of ARPs. Notably, the appendices are NOT a statutory portion of the plan (p.53). For example:
 - Preserve Tuxedo School
 - Improve Munro Park
 - Add trees on 8 Avenue NE.
- Map on page 63 for heritage is good, but buried in the back of the document.

What is more, the process outlined in the Guidebook for the creation of Local Area Plans has not been followed in the example of North Hill. Specifically, section 2.29 (formerly section 2.32) outlines what should be in each chapter of a local area plan, but the content introduced on pages 86 to 87 of the Guidebook does not appear in the North Hill plan.

Requests to amend the North Hill plan and/or the Guidebook have been repeatedly ignored.

Table 5.1: Policies in the Guidebook for Great Communities LACKING in the North Hill Plan.

Guidebook Content	North Hill Plan Content
<i>Chapter 1: Visualizing Growth, a. Identificaion of Attributes</i>	
Community demographics and trends	<i>Not included either by individual community, nor for the district (the entire local area)</i>
Ecological assets	<i>Park spaces are shown, without descriptors (such as school, playing fields, natural area, playground, etc.)</i>
Heritage or Cultural assets	<i>No identifications associated with Map 2</i>
Recreation and Community Facilities	<i>Not identified, nor their current or potential capacities</i>
Special view corridors	<i>Not identified</i>
Mobility infrastructure	<i>Roads are shown, no alleys, no pathways or bike routes</i>

<i>Chapter 1: Visualizing Growth, b. The Plan should support...</i>	
Protection and enhancement of natural areas and ecological functions	<i>Not addressed in any meaningful way</i>
Recreation, civic, arts and cultural opportunities	<i>Not identified in the plan, therefore, not supported</i>
Architectural, urban and natural features that contribute to a feeling of local identity and sense of place	<i>Not identified in the Plan, therefore, not supported</i>
<i>Chapter 2: Enabling Growth</i>	
A local area plan shall contain strategies for achieving the vision of the plan, including, but not limited to, community-specific policies for urban form categories, mobility, or amenities that supplement those contained within the Guidebook as necessary	<i>No community-specific policies – the appendix contains some community-specific targets, but this is not statutory</i>
Existing or new landmark sites or gateway sites and key view corridors should be identified, if applicable, and community-specific policy should be included to guide future development in these areas	<i>No identification or community-specific policies</i>
Local Area Plans are encouraged to conduct water and sanitary analyses to understand the impact of projected growth on the utility network	<i>No clause or requirement for this analysis has been included in the plan</i>
<i>Chapter 3: Supporting Growth</i>	
<p>We do not see agreement between the Guidebook’s direction in this chapter and the North Hill Plan. Policies for current and future amenities and infrastructure, as well as strategies for their funding are not included in the plan. Implementation actions have been identified in an Appendix (not made statutory). There is no identification of a priority of investments, identification of roles, identification of what tools (planning or financial) could be used, or the identification of a complete community through the creation of an “Asset Map and List.”</p> <p>k. Local area plans should:</p> <ol style="list-style-type: none"> i. identify the elements of a complete community (as referenced in the Municipal Development Plan) over a time horizon of growth and change in the plan area, through the creation of an “Asset Map and List” reflective of continual growth and change as described in Chapter 4 of the Guidebook; ii. provide guidance to The City for future service plan and budget considerations and recommendations; iii. identify the priority of investments for the community, taking into account the current status of the infrastructure and amenities and the plan for future growth and change; iv. acknowledge that the timing of investment may be guided by external factors including service and activity levels, priorities identified in the plan, and the state of existing assets; v. identify the roles for different city builders in supporting implementation (the City, developers, residents and businesses); vi. identify and recognize the range of planning and financial tools that could support implementation; and, vii. be reviewed at a regular frequency as investment and actions are made towards plan goals. 	

Table 5.2: Further Concerns about Local Area Planning²

Concerns in Letters submitted March 4 th 2020	Communities
The unique character of each community is not represented in the Local Area Plan. The rich history of individual communities is missing; no community demographics or trends. No policies to address unique character, heritage, and attributes that should be “celebrated and cared for.” No tools to address specific community objectives, to define unique characteristics and/or protect them. A general lack of community-specific details and community-specific policies.	Crescent Heights, Mount Pleasant, Rosedale
Lack of design guidelines to encourage references to a community’s existing structures. Lack of tools to encourage maintaining scale, detailing, and massing that helps a community retain a significant expression of its character.	Crescent Heights, Renfrew, Rosedale, Brentwood, Elboya Heights-Britannia
A new urban form category needs to be created for single-detached dwellings with a maximum height of 2 storeys. This would reflect the existing scale and density of much of Calgary’s historic architecture. Established areas should be protected and maintained in terms of height and density. The definition of the urban form “Limited Scale” is too broad and does not align with some communities’ vision.	Mount Pleasant, Brentwood, Crescent Heights, Elboya Heights-Britannia
A new scale modifier needs to be added between “Limited” and “Low” to help with transitions between these 3-storey and 6-storey building forms. Concern for “too steep” of transitions between higher-density corridors and lower density areas. Also, the Guidebook refers to “storeys,” but the height of a commercial storey is substantially higher than a residential storey (15ft ceilings vs. 8-9ft ceilings for residential).	Brentwood, Renfrew
Need for more clarity around the commercial uses that would be allowed in residential areas. A possible solution is to add modifiers like “Commercial Cluster” or “Commercial Flex” to the Plan; adding how much flexibility is possible in each urban form category that gets used in the plan.	Renfrew
The Guidebook is an incomplete document. Implementation of local area planning is “out of sync” with the finalization of heritage tools and the new bylaw for low density residential. Until these items are fleshed out, it is impossible to gauge how these plans will effectively be put in place. Communities are experiencing a great deal of uncertainty.	Crescent Heights, Renfrew
Lacking tools to direct density in particular areas. Once the local area plan is made statutory, then existing land uses would be largely insignificant. Intensified development would be made acceptable in all parts of the community. This gives citizens a lack of certainty about what will be built next to them.	Brentwood, West Hillhurst, Crescent Heights

² Information taken from letters submitted to the March 4th 2020 PUD meeting, Items 7.4 and 7.5. <https://pub-calgary.escribemeetings.com/Meeting.aspx?Id=28a93abb-38ca-4eb1-8e2d-3a47588898b5&Agenda=Agenda&lang=English&Item=24>

Rescinding existing Statutory and Non-Statutory Plans:

As of PUD March 4, 2020 we know the recommendations for the North Hill Plan. This is the clearest evidence of what is happening to existing ARPs and also non-statutory plans. Councillors at the Standing Policy Committee on Planning and Urban Development (PUD) on March 4, 2020 recommended to:

2a. RESCIND, by resolution, the Centre Street North Special Study, the Highland Village Green Design Guidelines, and the North Bow Special Study; and

2b. REPEAL, by bylaw, the North Hill Area Redevelopment Plan, Crescent Heights Area Redevelopment Plan, Winston Heights-Mountview Area Redevelopment Plan, and 16 Avenue North Urban Corridor Area Redevelopment Plan.

The report surmises that: “Updating, consolidating or rescinding policies in the above plans will provide a more comprehensive picture of where growth should occur in the future.”³

Five multi-community area plans were actively worked on in 2020. Each area has several policy documents that would be rescinded or repealed:

- North Hill <https://engage.calgary.ca/NorthHill> (7 policy documents)
- Westbrook <https://engage.calgary.ca/Westbrook> (6 policy documents)
- Heritage <https://engage.calgary.ca/heritage> (5 policy documents)
- West Elbow <https://engage.calgary.ca/WestElbow> (11 policy documents)
- Riley <https://engage.calgary.ca/Riley> (2 policy documents)

Final Words on ARPs

In some instances, communities have asked that the detailed Area Redevelopment Plan should take precedence over the broad strokes outlined in Local Area Plans because the ARPs are much more detailed for each particular community. Perhaps the City can consider integrating community-specific details from existing ARPs into the higher level multi-community area plans. Certainly, a more detailed approach to community character and guidelines is needed above and beyond what is seen in the North Hill plan.

Guidelines for Established Communities to be rescinded

For established communities, an important document that will be rescinded (once the Guidebook for Great Communities is made statutory) is the “Infill Guidelines,” also known as: “Low Density Residential Housing Guidelines for Established Communities” (2010). The principle behind the guidelines for established communities is that:

New development should be designed in a manner which is responsive to local context.⁴

³ REFERENCE: Planning & Development Report to ISC: UNRESTRICTED SPC on Planning and Urban Development PUD2020-0164 2020 March 04, p.11.

⁴ Infill Guidelines, p.15: <https://media1-production.mightybell.com/asset/737949/InfillGuidelines2010.pdf>.

The Guidelines deal with building mass, privacy, landscaping, and parcel layout. They are meant to supplement the Land Use Bylaw and any relevant ARPs. For example, a new development should have a front setback that is consistent with that of other properties on a streetscape. Often, in older neighbourhoods, the setbacks are greater than the minimum stipulated by the LUB. The character of the streetscape is protected by appealing to “context.” The setback of a building from the rear property line is also contextually defined. There should not be significant shadowing or privacy issues created by new buildings that protrude into the rear outdoor space of a neighbour’s yard. The height and massing of a new development should be sensitive to its immediate surroundings, and so forth.