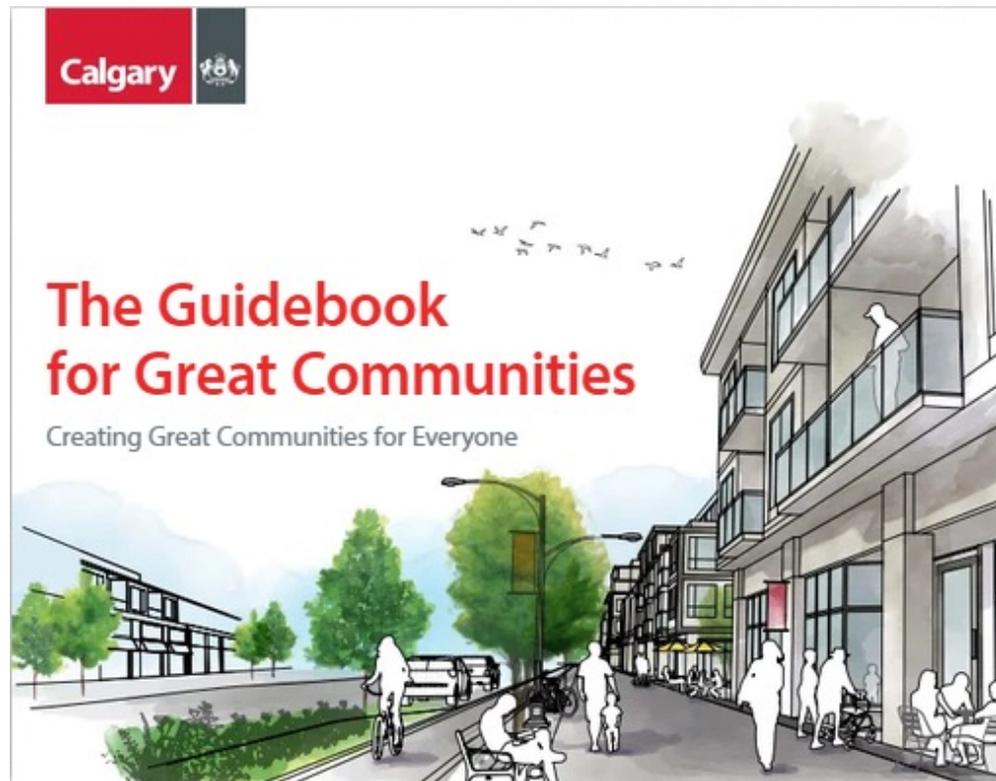


The Guidebook for Great Communities

How could it impact University Heights?

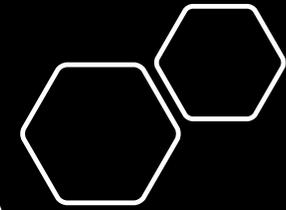




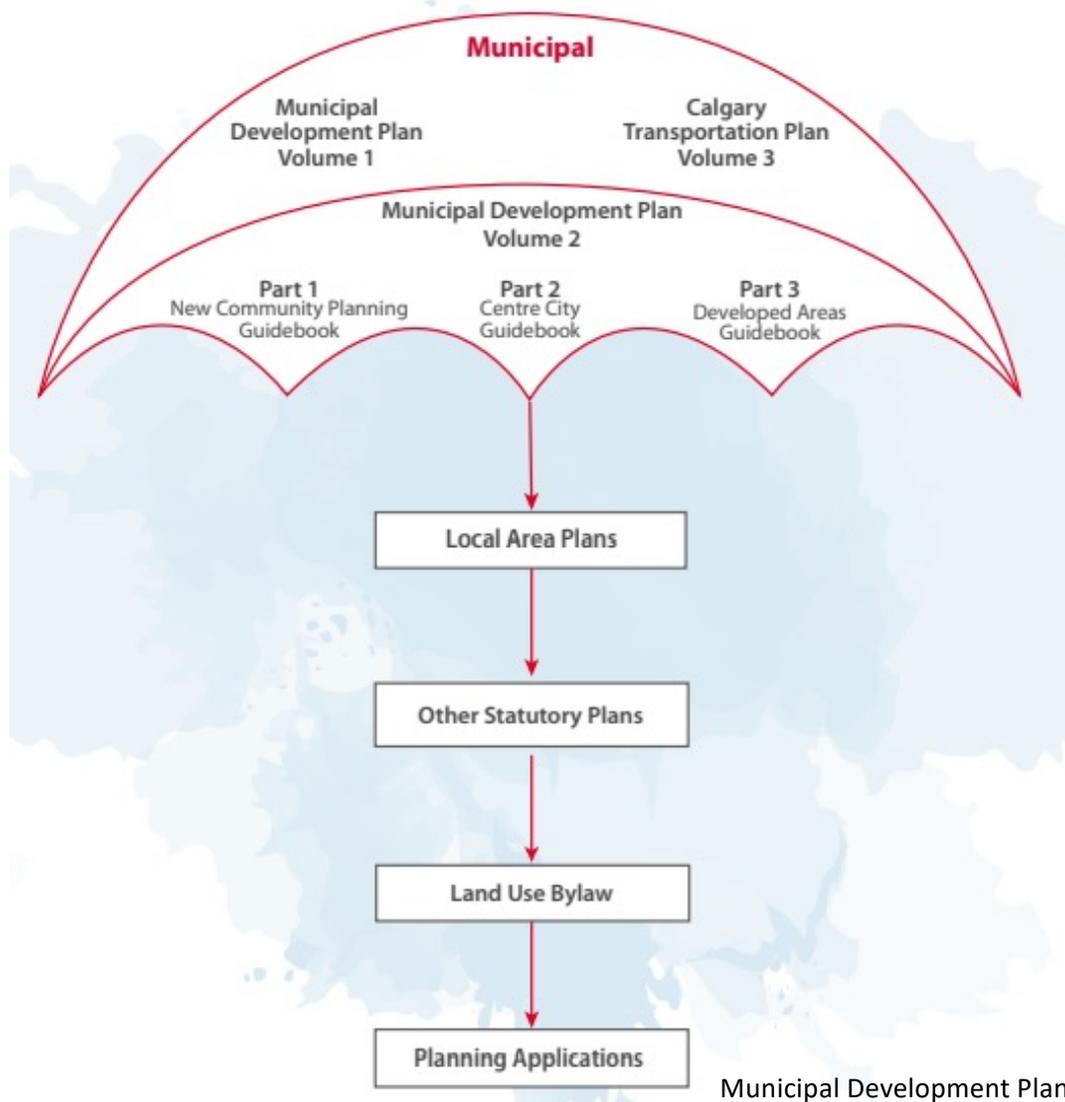
Welcome

Session Outline

- Participant polls
- What's changing in the planning process?
- Key components of the Guidebook explained
- Impact on University Heights
- Where do we go from here?
- Questions?



POLLING
QUESTIONS



Municipal Development Plan, 2020, p. 14

What's Changing

The City is bringing all of its planning documents into alignment to eliminate inconsistencies. The revised Municipal Development Plan (MDP) & Calgary Transportation Plan (CTP) documents (approved in February 2020) form the foundation for planning.

Multi-community local area plans (LAPs) will replace single community Area Redevelopment Plans (ARPs) over time.

The Guidebook is under Other Statutory Plans.

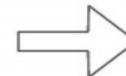
260+

different types of existing outdated Calgary community plans



42

future Local Area Plans co-authored with communities, building off each of their strengths





Case for Change: Related Initiatives



What's Changing

What is the Problem we are Trying to Solve?

Our Planning System isn't sufficiently:

1. Simple, understandable or easy to work with
2. Enabling citizen and business outcomes
3. Helping us advance towards Calgary's vision

Simplified, common language • Unique application
Clarity • Flexibility • Certainty

We ask and engage with you • Housing choice
Mobility options • New tools for industrial
Local commercial & vibrant business districts

Principles and Goals for Great Communities

The policies in the Guidebook build on the **Municipal Development Plan** and are based on the following principles and goals that are central to creating and maintaining great communities for everyone. Working towards these goals will improve life for everyone who lives here, now and in the future.

Principles for Great Communities

Opportunity and Choice

Everyone has access to places to shop, learn, work, eat and play, and there are diverse housing and mobility options for many different people and household types.

Health and Wellness

Everyone has access to care, recreational opportunities and healthy food, and there are options to incorporate activity into how people get around.

Social Interaction

There are a variety of places to gather, celebrate and interact with others.

The Natural Environment

Natural areas are protected, restored and valued, and are accessible to everyone.

Economic Vitality

Everyone has access to diverse employment options and lives in a city that supports starting, operating and sustaining a business.

Identity and Place

Neighbourhoods are well-designed and create a sense of place that fosters identity and pride in the community.

Principles and Goals for Great Communities

The policies in the Guidebook build on the **Municipal Development Plan** and are based on the following principles and goals that are central to creating and maintaining great communities for everyone. Working towards these goals will improve life for everyone who lives here, now and in the future.

Goals For Great Communities

1. Promote housing options that are varied, inclusive and affordable.
2. Provide opportunities to access goods, services and amenities close by.
3. Offer opportunities to gather and participate in civic, arts, cultural and entertainment activities, in both public and private spaces.
4. Provide varied and inclusive spaces and facilities for recreation, play and outdoor activities close by.
5. Provide spaces that foster a sense of place and are designed for everyone.
6. Ensure natural areas, biodiversity and ecological functions are protected, restored and enjoyed.
7. Enable and support prosperity through diverse economic opportunities at a variety of scales.
8. Support the use of existing streets, services and buildings to reduce the need for new infrastructure.

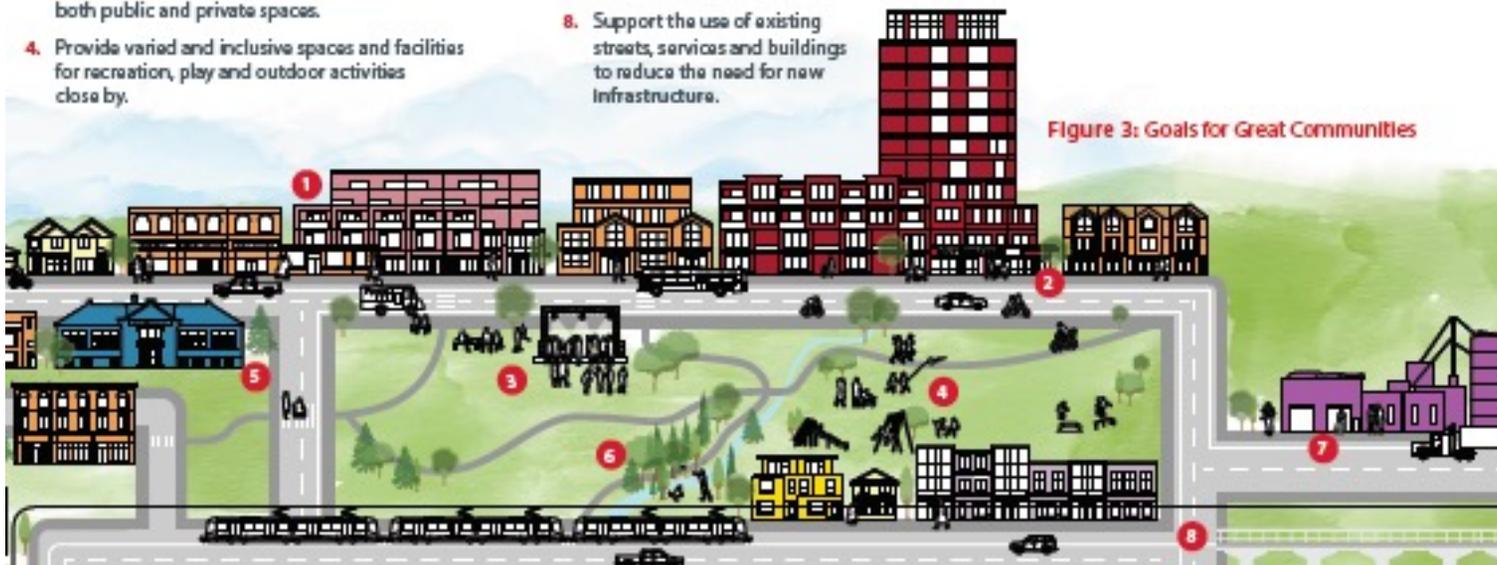
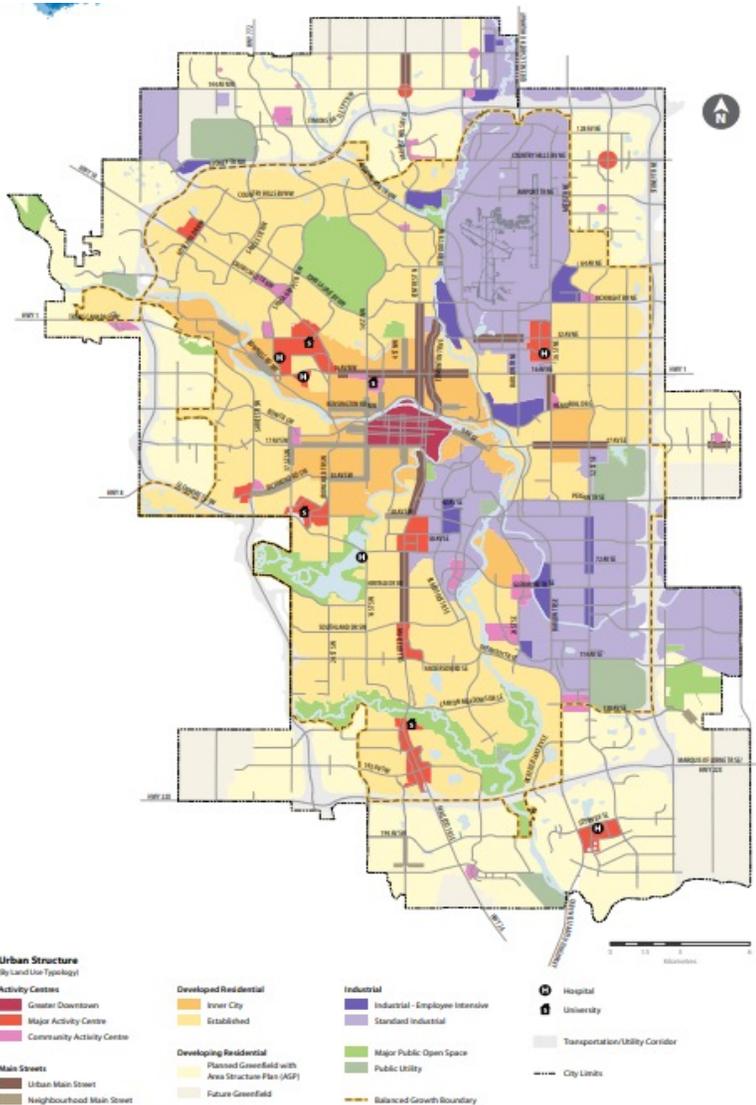


Figure 3: Goals for Great Communities

From: The Guidebook for Great Communities, proposed 2021 January 4, p. 13.



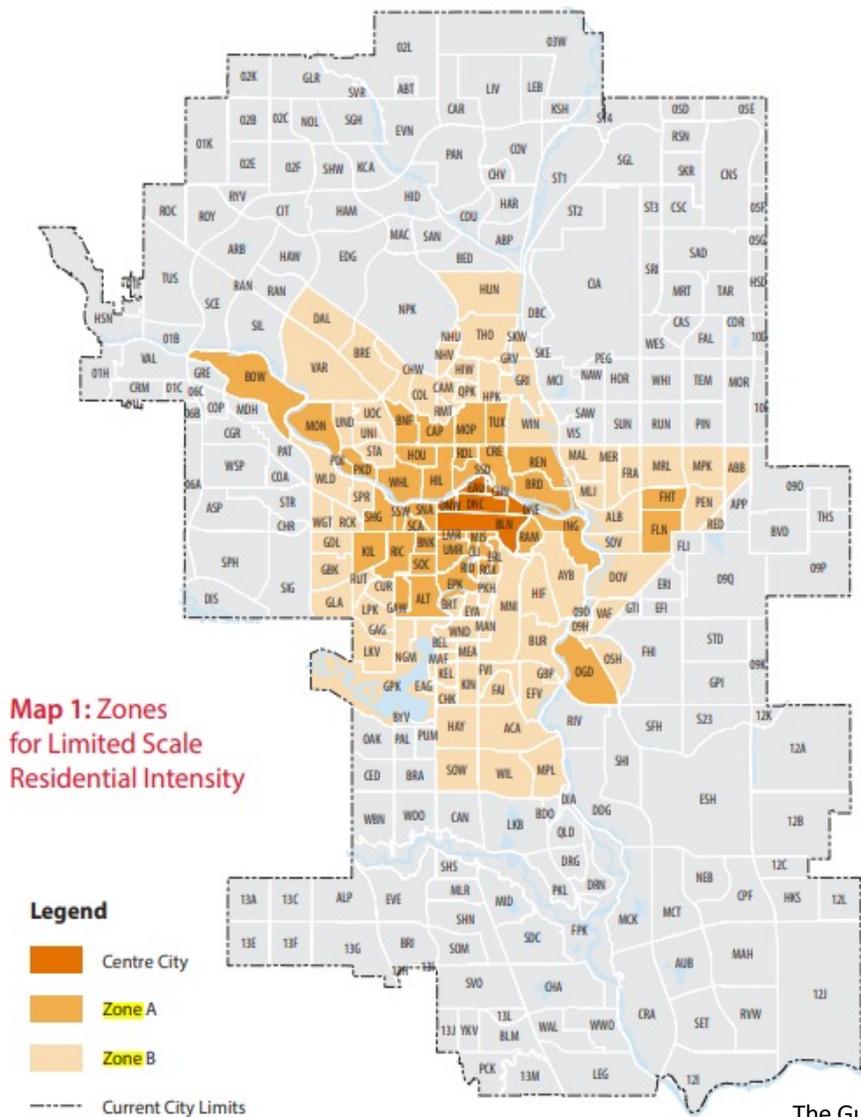
MDP 2020, p. 160 & 131

Policies

- Continue to protect and manage Calgary's long-term growth requirements through the policies of the CMRB Growth Plan and through Intermunicipal Development Plans with adjacent neighbours.
- Maintain within The City's jurisdiction a 30-year supply of developable land for all uses.
- To realize the efficiencies and objectives of achieving a more compact city form, The City will balance future growth between and endeavor to:
 - Accommodate 33 per cent of Calgary's future population growth within the Balanced Growth Boundary (map 1) Residential Areas of the city by 2039.
 - Accommodate 50 per cent of Calgary's future population growth over the next 60 to 70 years, starting in 2009, within the Balanced Growth Boundary (map 1).
- City planning and investment decisions must support the policy and growth directions of the CMRB Growth Plan, the Municipal Development Plan and the Calgary Transportation Plan.

Balanced Growth Boundary is the dashed brown line on MDP map 1 (left) between Developed and Developing areas in 2006. Growth is cumulative.

Calgary's population is expected to double by 2069. Models need revision due to the pandemic & ongoing economic conditions.



Map 1 identifies zones with additional policies to guide low density residential forms at different intensities within the Limited Scale modifier. Zone A and B present the greatest opportunities for residential infill development, which is important in meeting the objectives of the Municipal Development Plan.

University Heights is Zone B – see page 48 & 49 of the Guidebook for more information.

Communities have objected to this change as the next ring of communities built in the 1970s to 1990s receives less attention which is inconsistent with the policies of the MDP.

What's Changing?

- The City adopted a new statutory **Municipal Development Plan (MDP)** that cumulatively doubles population density in existing communities.
- To achieve the MDP, the city is considering new statutory development guidelines, referred to as the Guidebook for Great Communities.
- The Guidebook lays out the conditions to renew and replace **R-1 zoning with R-G zoning** (residential - low density mixed housing, up to 3 stories, that permits multiple housing units) that may also include secondary suites.
- The Guidebook will be used to guide multi-community **Local Area Plans** which will by default allow multi-family buildings up to 3 stories on any single-family parcel in University Heights.
- The **character and nature of University Heights** as residents have previously and currently experience it **could change** if the guidebook is approved.

What's Changing?

Scale Modifiers

Pg. 77



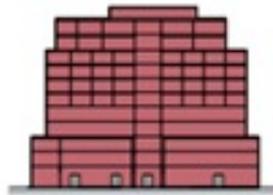
Limited

- Buildings of three storeys or less.
- May limit building mass above the second storey in Neighbourhood Local areas.
- Typically characterized by single-detached, semi-detached, and rowhouse residential development, and small stand-alone commercial or mixed-use buildings.



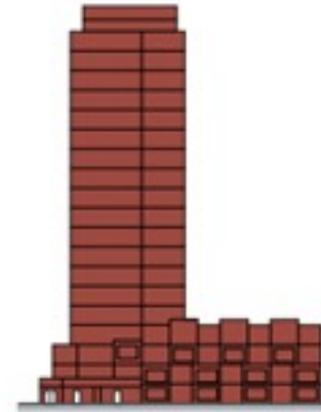
Low

- Buildings of six storeys or less.
- Typically characterized by apartments, stacked townhouses, mixed-use and industrial buildings.



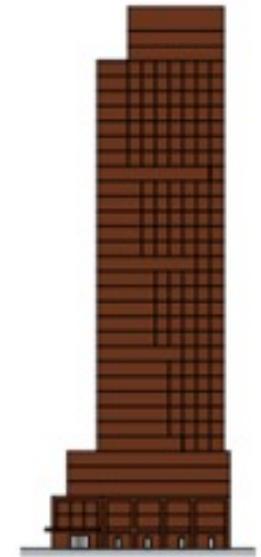
Mid

- Buildings of twelve storeys or less.
- Focus on appropriate **street wall height and public realm interface**.
- Typically characterized by apartments, offices and mixed-use buildings.



High

- Buildings of twenty-six storeys or less.
- Focus on site design and building massing.
- Typically characterized by tower and podium or point tower buildings.

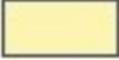


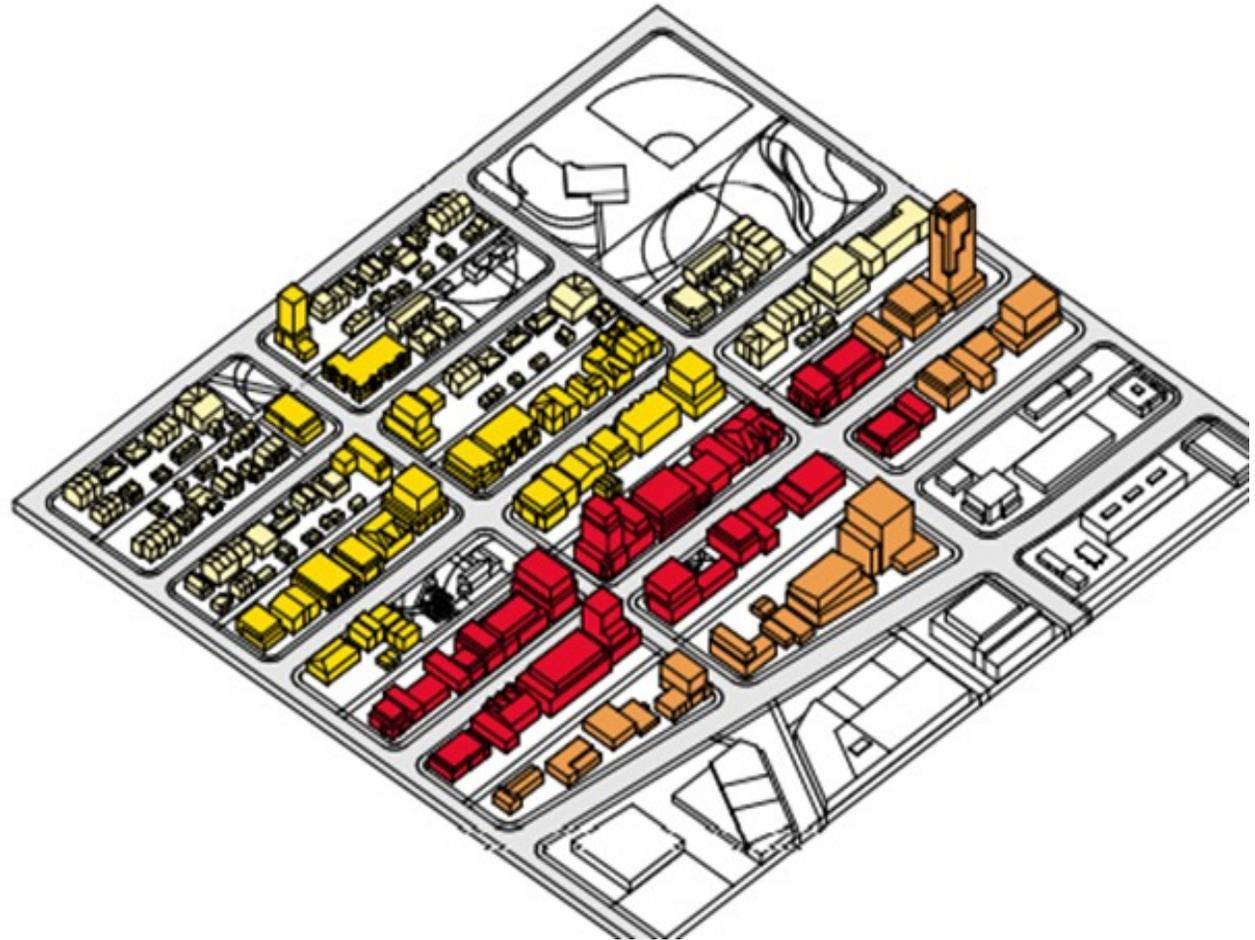
Highest

- Buildings of twenty-seven storeys or more.
- Focus on site design and building massing.
- Typically characterized by tower and podium or point tower buildings.

What's Changing?

Figure 9: Neighbourhood Urban Form Categories

-  Neighbourhood Commercial
-  Neighbourhood Flex
-  Neighbourhood Connector
-  Neighbourhood Local



Neighbourhood Local and Limited Scale

What does Limited Scale look like?

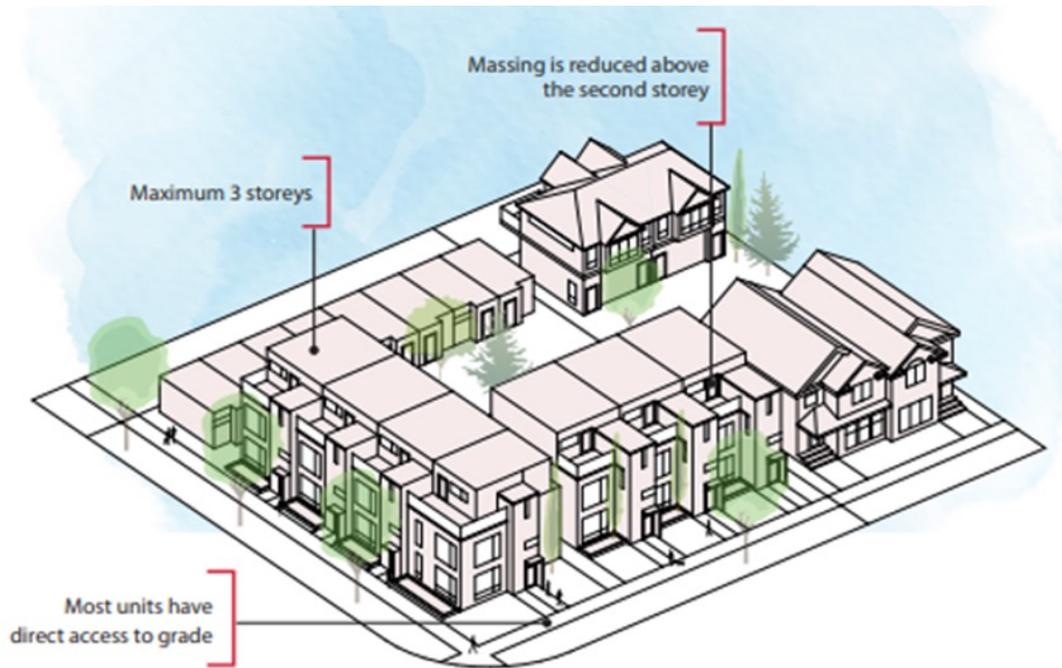


Figure 25: Illustration of Limited Scale Development

- What do you see?
- Are there any homes that look like current detached, single-family (R-C1 forms)?
- Any back alleys or detached garages?
- Do you see your community represented here?

Who Makes Future Local Area Plans?

- Plans will be developed at the area (multi-community) level where the representation by multiple communities can reduce the power and say of residents and their Community Association in the future of their community.
- The typical size of stakeholder groups has been about 35 people. The City has an application process and selects the participants. Our community might get 2 representatives.
- Inclusion of other non-resident stakeholders, such as developers, in the planning process, additionally dilutes community influence over the plan within its own boundaries.
- Crescent Heights Community withdrew from its Local Area Plan because the interests of its residents were being ignored.
- City Planners presented the plan framework (i.e., street designations or urban form) prior to receiving community input.

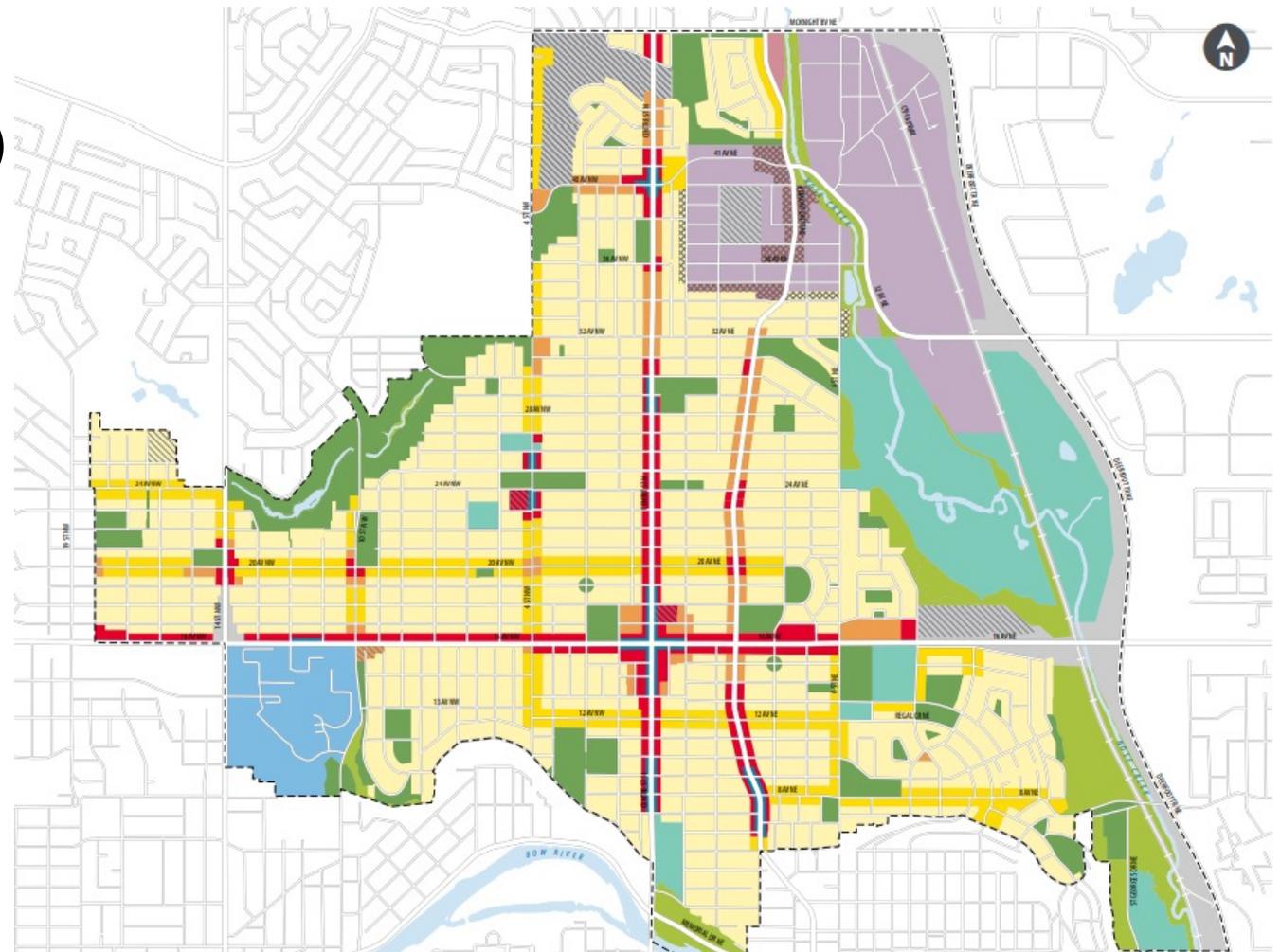
How does all this apply in a community?

Example:
North Hill Communities
Local Area Plan (NHCLAP)

Legend

Urban Form Categories

-  Neighbourhood Commercial
-  Neighbourhood Flex
-  Neighbourhood Connector
-  Neighbourhood Local
-  Commercial Corridor
-  Industrial General
-  Natural Areas
-  Parks and Open Space

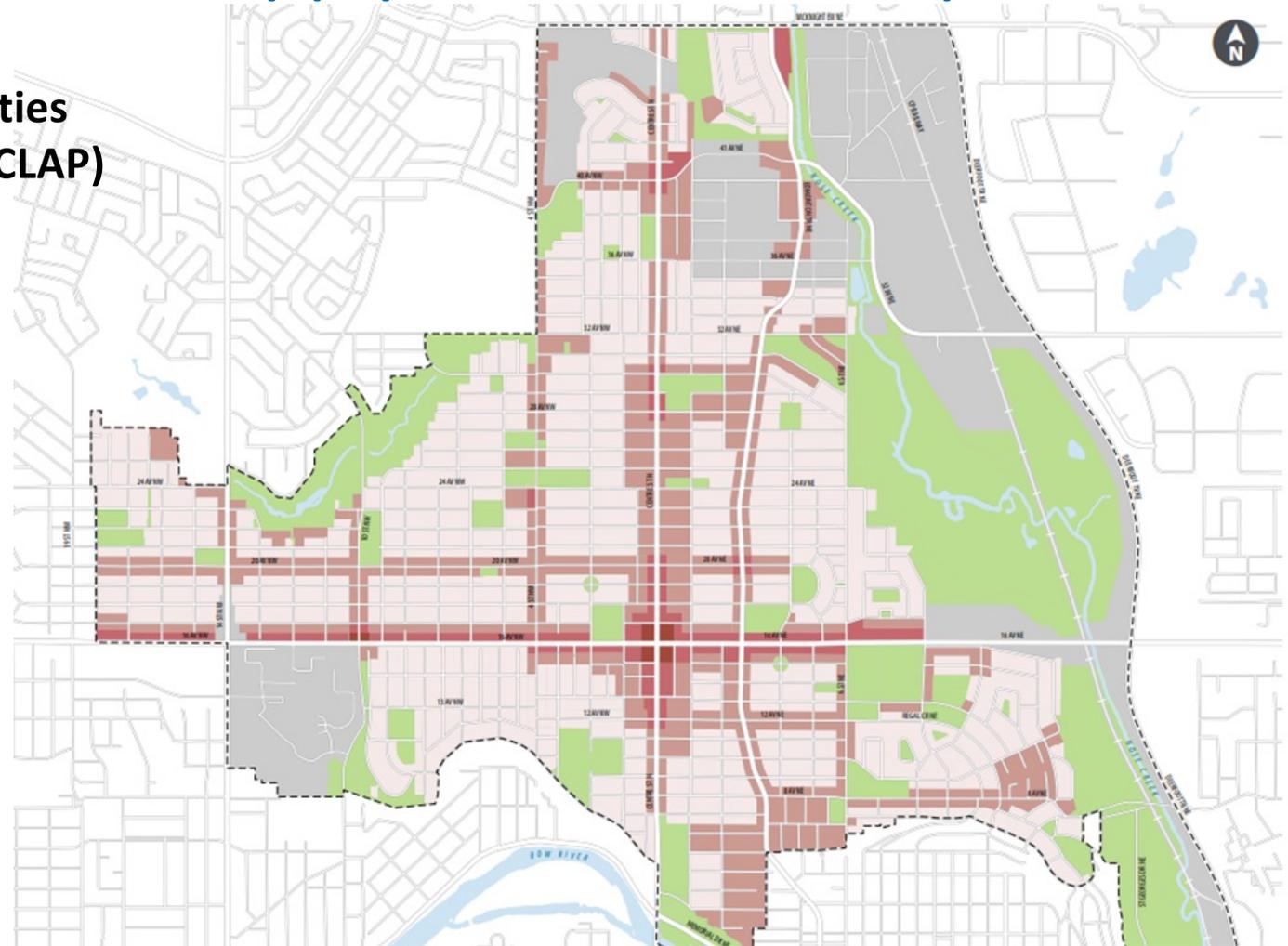


How does all this apply in a community?

Example: North Hill Communities Local Area Plan (NHCLAP)

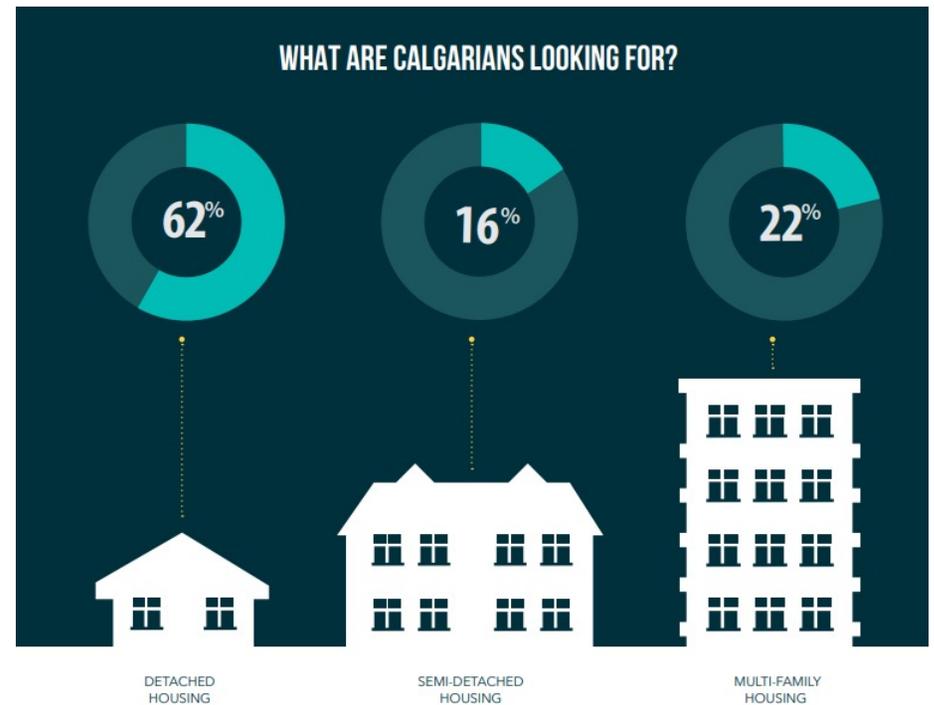
Legend

-  No Scale Modifier
-  Limited
(up to 3 Storeys)
-  Low
(up to 6 Storeys)
-  Mid
(up to 12 Storeys)
-  High
(up to 26 Storeys)
-  Parks, Civic
and Recreation
-  Plan Area Boundary

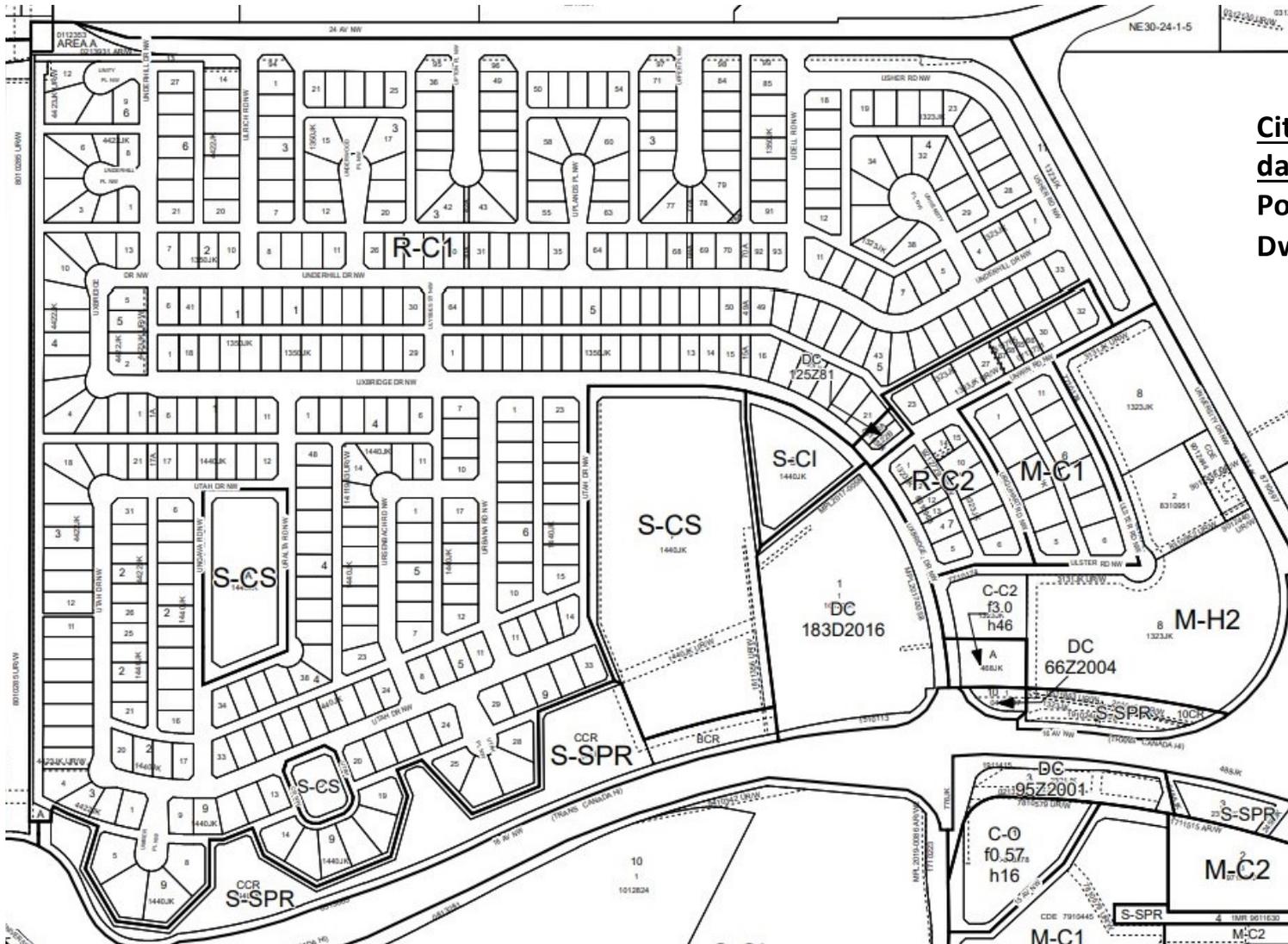


Impact on University Heights?

- Calgarians overwhelmingly prefer **detached single-family** homes on **R-C1 zoned lots**, but future planned changes deviate from this preference and historical fact.
- People prefer, space, privacy, lower traffic volumes, personal garages, available street parking, room for large trees, gardens, and lawns that are features of **traditional residential neighbourhoods**.
- Traditional residential neighbourhoods typically have more amenities such as schools, libraries, arenas, and playgrounds.
- Currently, all Calgary communities contain other housing forms, but in lower proportions.
- 2019 City of Calgary census data



View the "Calgary Growth Benchmark 2014" report at smartergrowth.ca



City of Calgary 2019 census data

Population: 2,921

Dwellings: 1378

63% live in the R-C2, M-C1, M-H2 zones

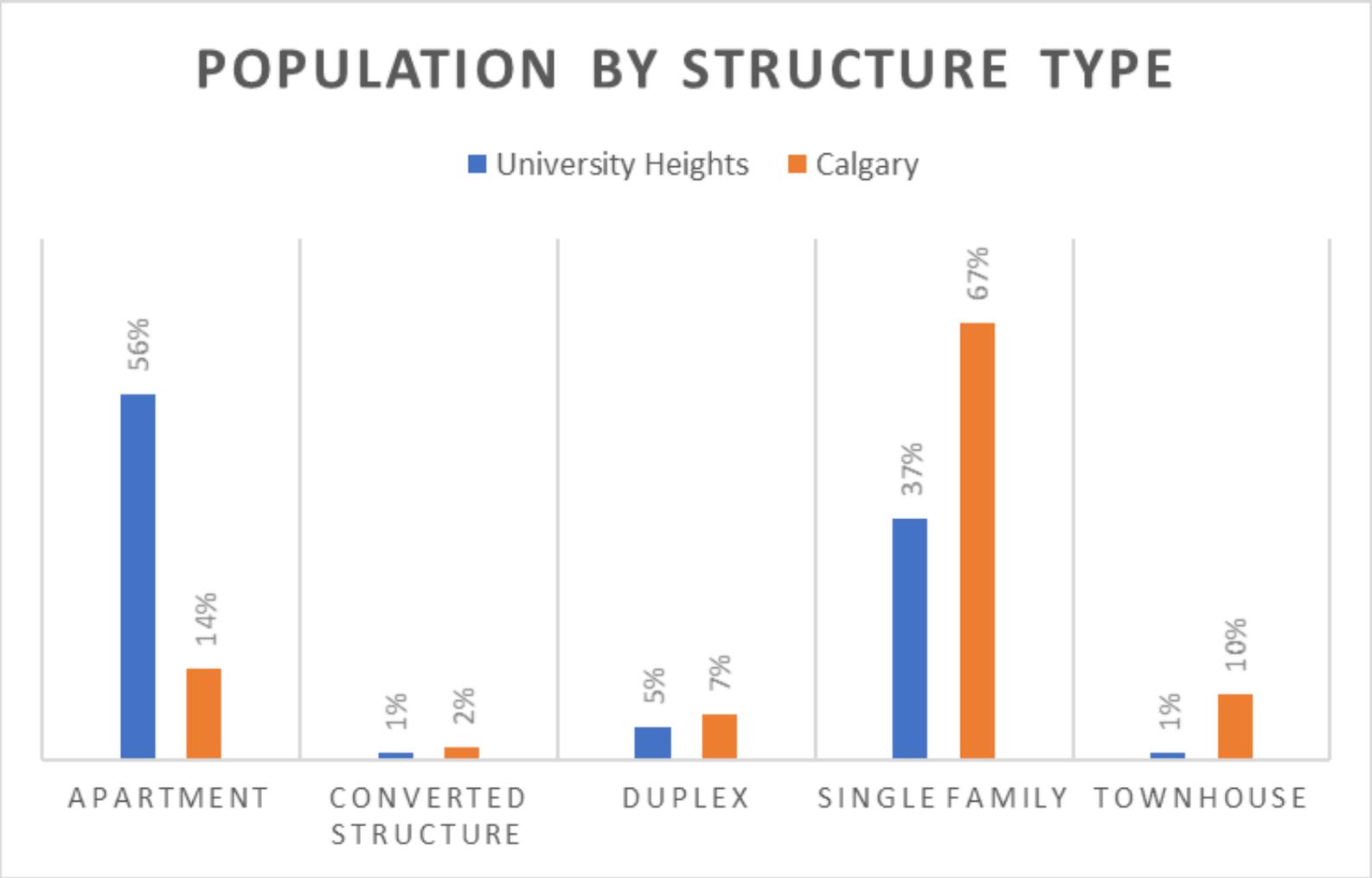
37% in R-C1 zone (single family)

42% of residents live in single family or duplex dwellings (R-C1 / R-C2)

31% of our dwellings are single family

University Heights – a snapshot of our community

Calgarians looking for:
62% Single family
16% Semi-detached
12% Multi-family



Source: 2019
City of Calgary
Census Data

University Heights – Zone B: Section 2.8, p. 49

Map 1, Zone B Policies

f. **Moderate and lowest intensity, low density residential forms** should be supported in all areas in Zone B, except where development meets the criteria in 2.8.h.

g. **Higher intensity, low density residential forms** should be supported:

- i. **on collector** or higher-order streets as identified in the Calgary Transportation Plan; and,
- ii. **near or adjacent** to Main Streets, transit station areas and other Activity Centres as defined by a local area plan.

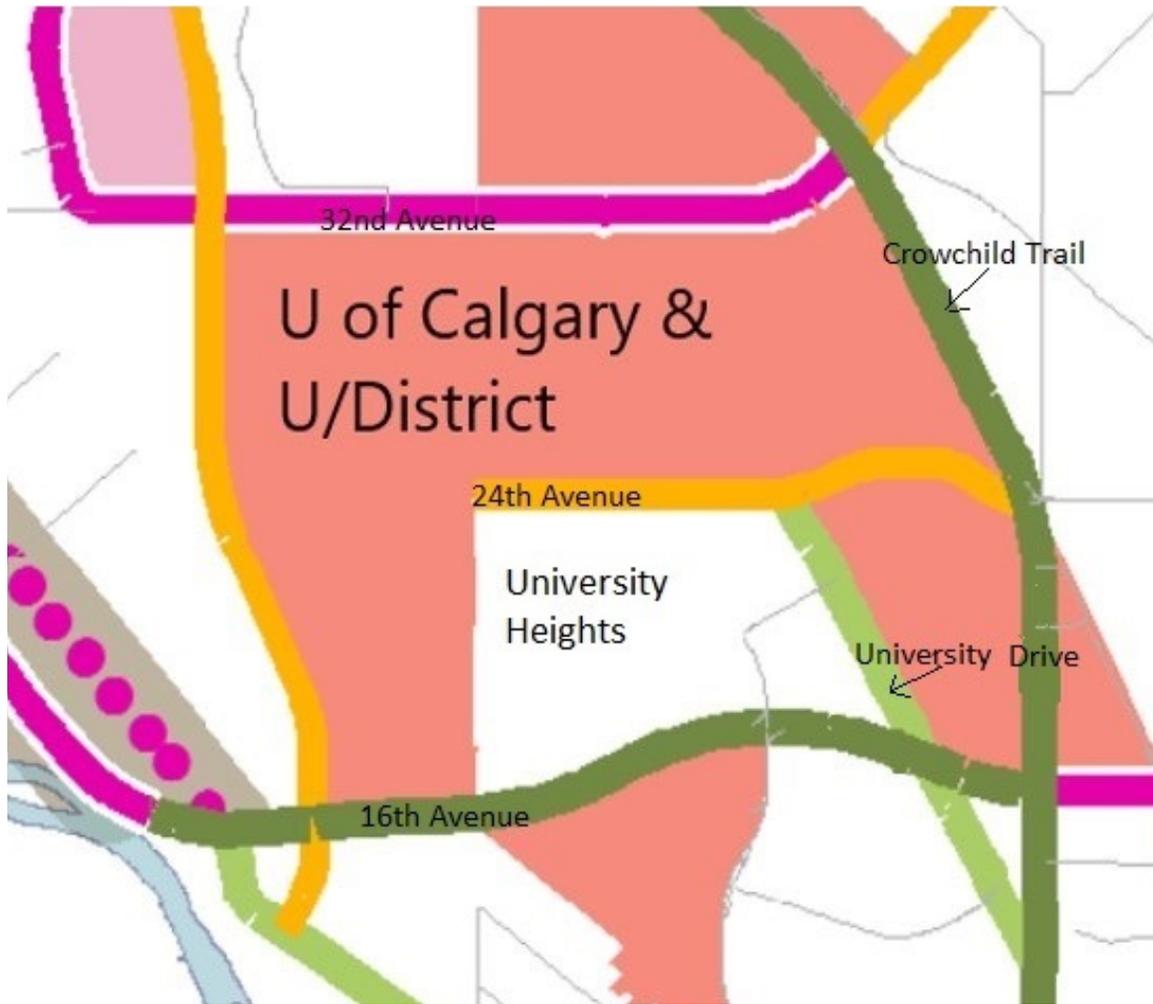
h. **Lowest intensity, low density residential forms** should be supported where the parcel meets one (1) or more of the following criteria:

- i. is laneless;
 - ii. is of a prohibitive parcel shape or size;
 - iii. is located on a no-through, dead-end or cul-de-sac street;
 - iv. contains or abuts an escarpment;
- or,
- v. is not located within 600m of a transit stop.

Table 1: Limited scale residential intensity relating to existing low density housing forms

	Single Detached Dwelling	Secondary Suite	Backyard Suite	Semi-Detached	Duplex	Rowhouse	Cottage Housing Cluster
Lowest Intensity (R-C1L, R-C1, R-C1N)	X	X	X				
Moderate Intensity (R-C1L, R-C1, R-C1N, R-C2)	X	X	X	X	X		
Higher Intensity (R-C1L, R-C1, R-C1N, R-C2, R-CG)	X	X	X	X	X	X	X

The Guidebook for Great Communities, p. 131. Appendix 2 is not statutory and only applies to the zones in the current land use bylaw (LUB). The zones could change with the pending renewal of the LUB and possible use of a hybrid code of form-based and use-based zoning.

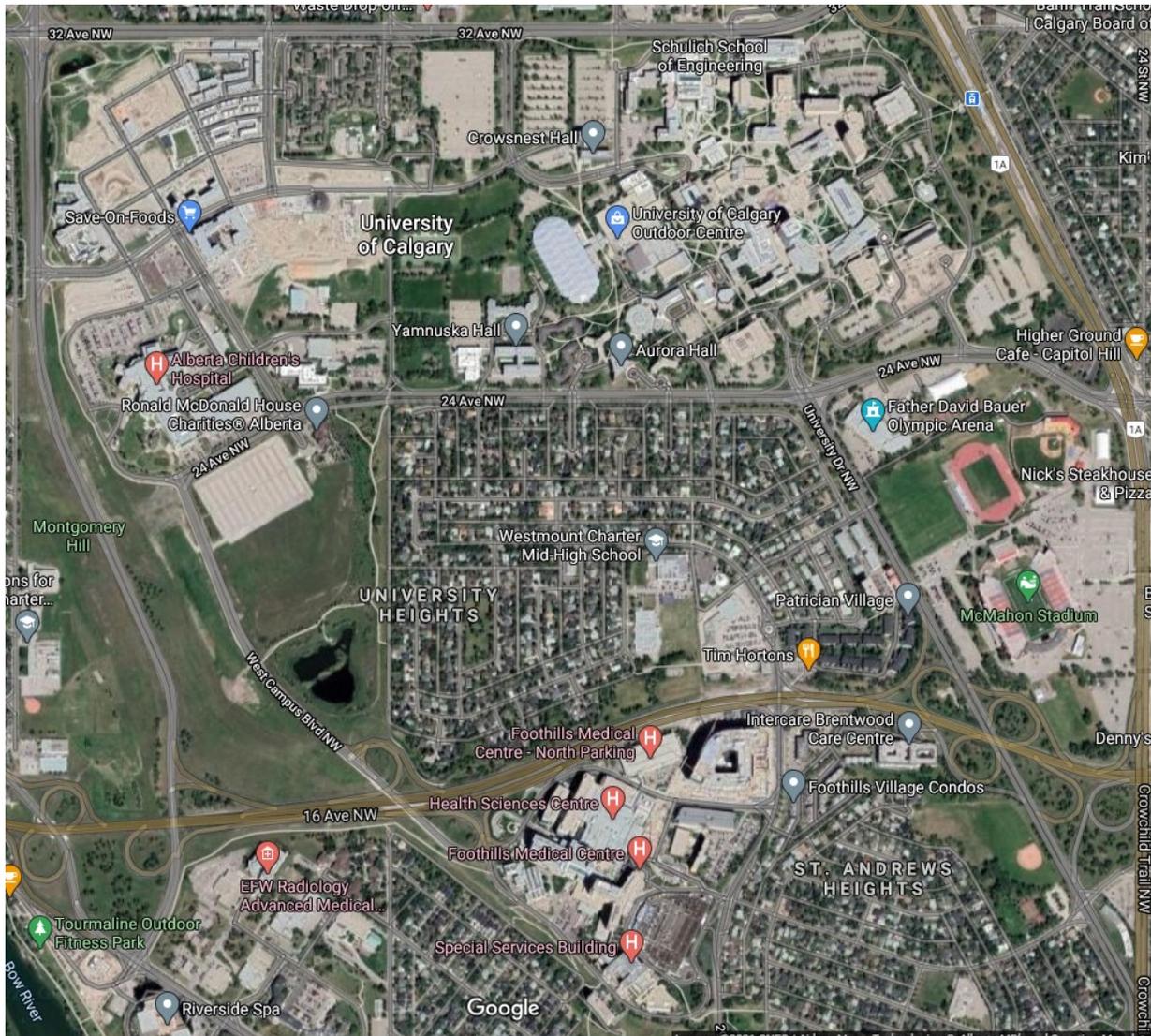


Connector and Collector Roads

High Traffic Roads

(Connector UFC?): 24th Avenue, University Drive, 16th Avenue, West Campus Blvd

Collector Roads: Unwin Road and a short section of Uxbridge Drive (in gray) could be classed as Connector UFC or higher.



University Heights (area of 0.8 km² or 0.31 sq mi) is surrounded by Major Activity Centres: U of C, Foothills Medical Centre, University District and Alberta Children's Hospital, Foothills-McMahon area.

Stadium Shopping Centre is a Neighbourhood Activity Centre.

What about large-scale developments?

- There are large scale proposals for projects within established areas throughout the city: Stadium Shopping Centre and the Foothills-McMahon concept planning is underway.
- Many of those projects have towers in the centre of the site and townhouses or rowhouses as the transition to the adjacent low-density area.
- If piecemeal building occurs within the community, rather than at the proposed larger sites, will the larger projects proceed? Are we jeopardizing some of the large-scale redevelopments?

Stadium Shopping Centre



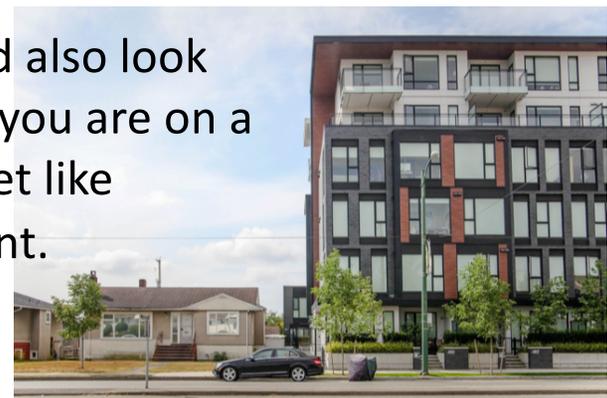
Foothills-McMahon Concept A example



Banff Trail is a Possible Vision of University Heights Future



But it could also look like this, if you are on a major street like Northmount.



What about our Restrictive Covenants (RC)?

Examples of restrictions in UH Restrictive Covenants include (list is not exhaustive here):

- only one single-family dwelling on a lot [which precludes secondary & backyard suites]
- no business or commercial use
- no re-subdivision
- methods of calculating ground area of any building
- minimum side setbacks
- minimum ground area for a principal dwelling
- duplex or semi-detached dwellings and ground area allowed in Schedule B (6907 IL)
- multi-family dwelling requirements for certain blocks in Schedule B and their structural components (6907 IL)

What about our Restrictive Covenants (RC)?

An owner who breaches the RC does so with the risk of court action brought against them by any other owner in the same RC and may be required to bring their property into compliance with the RC. The continued enforcement of the RCs is required. An RC can only be removed or altered with the approval of the courts.

In an application to remove or alter an RC, all homeowners with the same registered RC must be notified of the court application. If anyone with the same RC objects to its removal or alteration the application could fail.

“It is important that residents monitor and enforce violations because a restrictive covenant can fail and become unenforceable through continued violations and lack of enforcement.”

<https://mayfairbelaire.ca/wp-content/uploads/2018/01/info-regarding-mayfair-bel-aire-restrictive-covenants-pdf>

Impact on University Heights

Summary of Main Concerns

- 1. The Guidebook does not include a category for single detached homes only.**
- 2. Increased lot coverage of multi-family buildings results in loss of trees and greenspaces.**
- 3. Accompanying demolition of structures is unsustainable, sending construction waste to the landfills which increases greenhouse gas emissions.**
- 4. Lacks definition with respect to housing and road types in the Neighbourhood Connector Urban Form Category (UFC).**
- 5. The Guidebook would override existing ARPs where density has already been planned. Density is already planned in many communities for central areas.**
- 6. Division of established communities into Zones A and B to focus redevelopment.**
- 7. Process for engagement in development of Multi-Community LAP**

Where we go from here – Next Steps

FIND OUT MORE

Read the “Guidebook for Great Communities from the City webpages: <https://www.calgary.ca/pda/pd/current-studies-and-ongoing-activities/guidebook-for-great-communities.html>.

See what Calgarians are saying at <http://calgaryguidebook.ca>

Ask questions - the UHCA would be happy to answer your questions by email to development@uhcacalgary.org

WRITTEN SUBMISSIONS

LETTERS MATTER! To be part of the public record for the May 5th Standing Policy Committee (SPC) on Planning and Urban Development (PUD) you **must** use the City of Calgary submissions portal and sign off on the Freedom of Information and Privacy (FOIP) declaration. **Deadline for submissions to be included in the public record is April 28th at 11:59pm.**

[Participate in a Council or Committee meeting \(calgary.ca\)](#)

Emails can also be sent to: Ward 7 Councillor Dru Farrell at ward07@calgary.ca and all councillors at councillorweb@calgary.ca.. Please copy the UHCA Development committee on all emails, news or correspondence at development@uhcacalgary.org.

VERBAL SUBMISSIONS

Any member of the public can register to speak at the meeting on May 5th up to the point where the chair at the meeting verbally says they are closing public input on the item in question. [Participate in a Council or Committee meeting \(calgary.ca\)](#).

Where we go from here – Next Steps

WATCH the City’s Planning and Urban Development Committee Meeting live on May 5 where they will review the report from Administration.

<https://www.calgary.ca/ca/city-clerks/legislative-services/agenda-minutes.html>.

On that link, you can access “Live video webcast” to watch live-streaming, or scroll down the page and access the Agenda reports, including the public submission letters.

The agenda for the PUD meeting should be published by Friday, April 30th at the website shown above. You can download specific documents using the HTML agenda link for the Guidebook item.



For more information, visit the City of Calgary Guidebook website:

<http://calgary.ca/guidebook>

See what other Calgarians are saying about the Guidebook here:

<http://calgaryguidebook.ca>

Prepared by members of the University Heights Community Association Board of Directors and its Development Committee.
Send inquiries to: development@uhcacalgary.org

**Thank
you for
attending**