



Developed Areas Guidebook – Frequently Asked Questions

What is the Developed Areas Guidebook?

The Developed Areas Guidebook will be a statutory document that's part of the Calgary Municipal Development Plan (MDP). The Guidebook builds on the MDP and the Calgary Transportation Plan (CTP) to provide more specific and concrete policies for mixed-use, residential, and employment types of development.

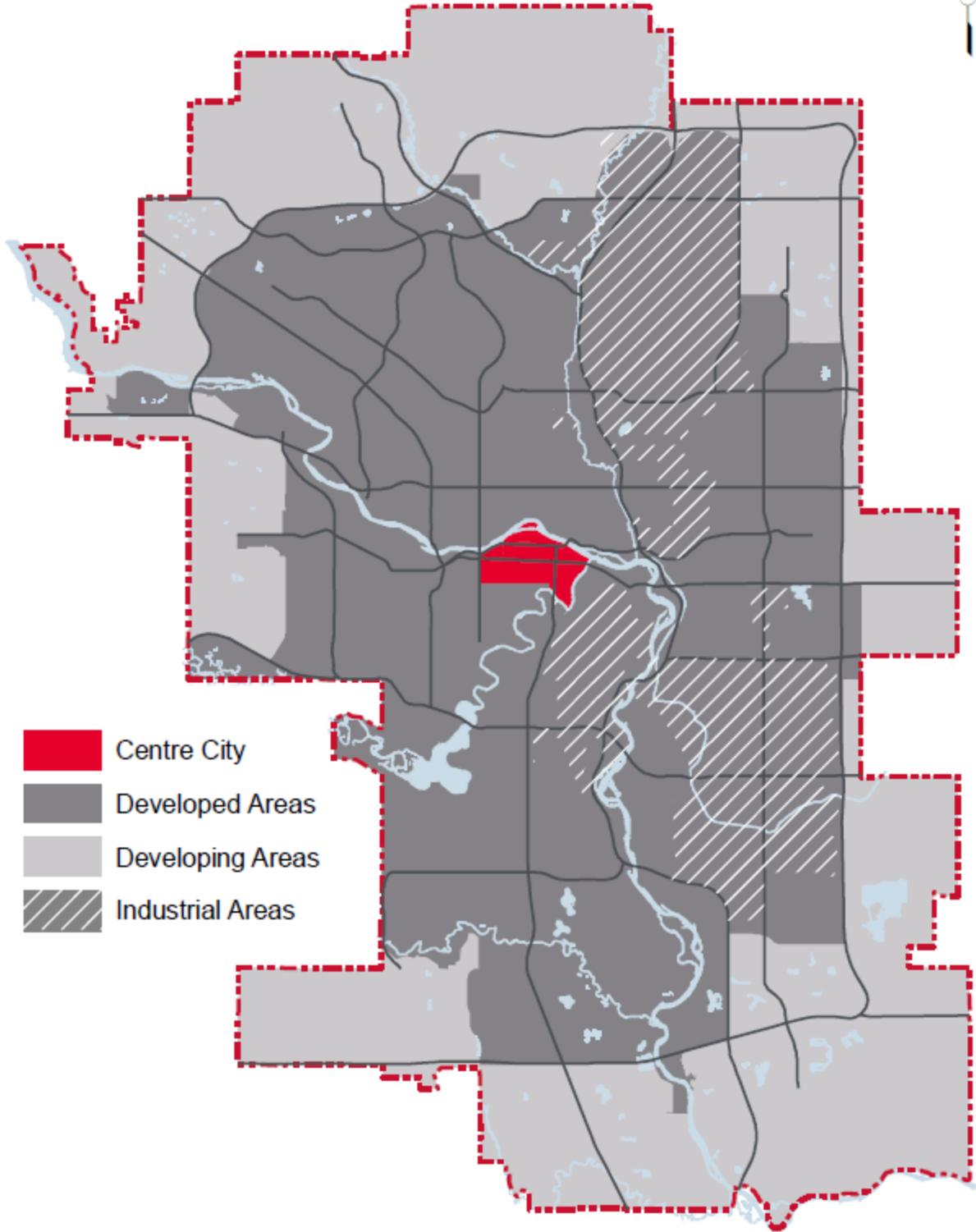
The Guidebook provides a general set of common implementation policies to be applied through the local area planning process. This policy framework will facilitate consistency in the structure of local area plans, while still allowing for unique, local character policies to be developed through the local area planning process. This ensures more certainty about how policies are interpreted and applied, while still allowing local area plans to provide unique direction specific to a community.

Is the Guidebook part of the Municipal Development Plan (MDP)? If not, how is it different?

Yes, the Guidebook is part of the MDP (Volume 2, Part 2). Unlike the MDP, which is used city-wide, the Guidebook is only applied in communities where a local area plan refers to the Guidebook. The Guidebook provides a set of general policies that will be specifically set out in a new local area plan based on a community planning process that is based on engagement with the community.

Where/what is the developed area?

The developed residential area includes communities that have been built out prior to 1990 and are at various stages of their life cycle. *See map on the following page for more detail.*





How are the contents of the Guidebook being developed?

The Guidebook team has reviewed a number of recently created local area plans (Hillhurst-Sunnyside, Brentwood, Banff Trail, etc.) to see which policies are repeated across these plans. The policies these plans have in common provide a foundation of general policies that provide sound planning for all developed areas and address land use, transportation, community services and amenities, open space, and infrastructure. These common policies will be housed in the Guidebook so that local area plans can focus on policies unique to the local area, without repeating, or rewriting, common policies.

The Guidebook is being developed in collaboration with the Green Line SE local area planning process in the communities of Inglewood, Ramsay, Millican-Ogden, and South Hill.

Since the Guidebook will only apply to communities that have a Local area Plan referencing the Guidebook, engagement with those communities will continue as new Local Area Plans are created. As more communities are engaged, the Guidebook will be refined as necessary.

How is the unique character/context of a community considered when implementing the Guidebook?

The Guidebook establishes common policy while a local area plan must still provide specific policy that is unique to the character of a community or neighbourhood. This includes where land uses are applied, development intensity, local attributes, historic resources and other opportunities.

How does this Guidebook fit with the Centre City Guidebook and the New Community Planning Guidebook?

Similar to the New Community Planning Guidebook, the Developed Areas Guidebook and the Centre City Guidebook will serve the purpose of providing the building blocks for community design, appropriate to the communities they are applied in. They all set common standards for community development and they all translate the volume 1 MDP objectives into implementation policy.

I live on an identified main street; will the Guidebook impact me?

The Main Streets project contemplates the future of the 24 main streets identified in the MDP; visit www.calgary.ca/mainstreets for more information on this project.

Not all of the 24 main streets will go through the planning process at the same time. The main streets team will identify priority main streets and work with communities to develop plans for those areas. This community engagement and planning process will determine how the policies of the Guidebook apply to these main street areas.



If my community isn't part of the Green Line or Main Streets initiatives, how will it be affected?

Starting out, the Guidebook will be applied in the station area plans for the Green Line SE. Going forward, the Guidebook will be used for new local area plans developed in other communities through community planning and engagement. If necessary, further refinements to the Guidebook will be undertaken in response to these processes.

When would the Guidebook come into effect?

The Guidebook will be proposed to Council at the April 10 Public Hearing of Council. If approved, the Guidebook will be added to the MDP and will be used to guide the creation of future Local Area Plans.

What happens if we want to apply the Guidebook principles to development applications that are in developed areas but that do not have an ARP that refers to the Guidebook?

The Guidebook policies and framework can only be applied through an ARP that references the Guidebook. Some of the policies in the Guidebook however, stem from commonly applied, sound planning principles, which will still be used to evaluate application. Guidebook policies cannot be specified to support decisions in areas that do not have a local area plan that complies with the Guidebook.

I hear there is a new land use bylaw district being created to align/implement the Guidebook. What is this district being created for and will it be used in my community?

A new district is being proposed to Council at the April 10 Public Hearing of Council. It has been created to fill some of the gaps in the land use bylaw that were identified through the Guidebooks development and Green Line SE local area planning process. The new district will not be a blanket district used everywhere – rather it is intended to be applied to specific areas where flexible mixed use or ground floor retail is desired.

Where can I find out information about other projects?

Main Streets: www.calgary.ca/mainstreets

Green Line: www.calgary.ca/greenline

Centre City: www.calgary.ca/centrecity

Links to the MDP: www.calgary.ca/mdp

Links to the Land Use Bylaw: www.calgary.ca/landusebylaw