



Developed Areas Guidebook

Stakeholder Report Back: What We Heard
February 20, 2019 Building Blocks Workshop

Project overview

Communities are in a constant state of evolution and growth. The Developed Areas Guidebook (Guidebook) is an important tool – together with the Municipal Development Plan (MDP), local area plans, and the Land Use Bylaw – that supports growth and change, and building great neighbourhoods. The purpose of the Guidebook is to provide a consistent planning approach through a land use framework (Building Blocks) to guide development and the local area planning process. The goal of the Guidebook is to provide a tool that can help us to achieve our outcomes in the MDP by supporting healthy communities, transit and infrastructure investment, housing choice, increased density in strategic areas, and mobility choice.

Engagement overview

Since the approval of the Guidebook in 2017, Administration has been actively engaging with communities and stakeholders to use the Guidebook through local area planning processes and applications. Collaboration and feedback have given staff a lot of great information that is being used to inform the next-generation Guidebook. Phase 1 included engagement with communities and stakeholders through local area plan engagements, online surveys, and meetings with various groups. Phase 2 engagement includes targeted engagement with representatives from communities, the Federation of Calgary Communities, developers, and other stakeholders to help us refine the tools that were informed by the Phase 1 engagements.

What we asked

Stakeholders participated in workshops on the concept of Great Neighbourhoods for Everyone and the new draft Building Blocks. Stakeholders had the opportunity to utilize the draft Building Blocks and have table discussions about the tools, what works and does not work, and what gaps may exist.

What we heard

The following feedback was received, and represents verbatim feedback. The feedback has been themed.

Themes	What We Heard
Role of Developed Area Guidebook	<ul style="list-style-type: none"> 4 participants indicated the Workshop helped them better understand the role of Guidebook. 1 participants had prior understanding of the Guidebook, and indicated no value was added. There was another concern with the Guidebook implementation as there are a number of communities that do not have a LAP. Therefore, there is no guiding policy that will help with development in these areas



	<ul style="list-style-type: none"> • The Guidebook needs to maximize place-making regardless of boundaries (referring to boundaries between communities, LAP's, developed areas) • Could there be a policy saying that the guidebook policy overrides existing ARP's? • Guidebook is abstract so unless ARP is updated Guidebook hard time getting traction.
Concept of Great Neighbourhood	<ul style="list-style-type: none"> • 3 participants indicated the Workshop enhanced their understanding of the concept of Great Neighbourhood. • 2 individuals indicated the Workshop somewhat help them understanding the concept of neighbourhood, as 1 of them has been involved in Guidebook before. Another mentioned that it is not fully flushed and seems to be developed in isolation. • 1 industry representative understand the concept, but feels the focus was heavily weighted towards mainstreet and thinks a balance to the interior is where most of the challenging issues lay. • 1 community representative thinks there is a need to continue the conversation through a pedestrian lens in light of how current road structure inform the pedestrian realm (including getting on to transit) but needs to look at how bike infrastructure interface with roads and buildings.
Building Blocks General understanding	All the participants indicated that the workshop helped them understand the Building Block.
Good things about Building Blocks	<ul style="list-style-type: none"> • Love Height assigned to various scales
Improvements needed to the Building Blocks	<ul style="list-style-type: none"> • Transition to other areas needs to be better flushed out. • Do not use the Building Blocks for current situation • Roads should not be lumped with Building Blocks. • There were some comments in relation to not knowing the division between the activity functions of major versus minor. There was an inclination to use the function of the road instead of the activity level of the street in applying and understanding of the activity layer of the building block • The balance between the street as a "destination" and the street as a "movement corridor" is not well defined in the "street activity level" component of the building blocks. The building blocks should be about: what experience do we want to achieve along this street? • Additional layers to the building blocks should be considered such as investment. Investment to ensure servicing can support development and land assembly. A more specific suggestion was the layers of the building blocks should be: Road Function + Realm + Scale = Use. • It is unclear as to where to draw the line between the different community functions. In the exercise, there was a tendency to use the



	<p>“mixed use” community function as soon as there was a grouping of more commercial focused buildings.</p> <ul style="list-style-type: none"> • Difficult to apply N-Major vs N-Minor – hard to tell difference. Better description needed. • Major vs Minor – What is it used for? Should it? Hard not to tie to vehicle traffic. On street parking helps pedestrian environment. • While the intent is still the interaction of the neighborhood and the types of buildings, each type of road is more suited to certain types of realms between the road and the building. Adding another block would be an easy step. le define the road type + define the realm + define the scale = final building block. <p>This ensures that certain road types may not include certain scales and its easily identified. For example a major collector road would probably not contain a single family ground oriented home 3’ off the sidewalk but could have a set of row homes 8’ off the walk which you could find in all areas. The road type is important.</p> <p>Define the road</p> <ul style="list-style-type: none"> Major collector Medium collector / feeder Minor feeder Interior / residential <p>Define the realm</p> <ul style="list-style-type: none"> commercial / industrial / retail Mixed use/including more than 4 units Multi residential / semi to 4-plex Single family residential <p>Define the scale</p> <ul style="list-style-type: none"> Ground-oriented Low Rise Mid Rise High Rise
Application of Building Blocks	<ul style="list-style-type: none"> • At the beginning, there was some difficulty in applying the building blocks, then it got easier once more information was provided on the basics of the building block(s).
Terminology	<ul style="list-style-type: none"> • “Ground-Oriented” is misleading • Concerns about “ground-oriented” term. Stacked ground-oriented triplex – how to address. • What makes mixed-use blocks? Civic? Cultural? Still allowed within neighbourhood. • Terminology. G-O vs Low-R. 1+T or Access. The term is couched in “residential” so applying to a strip mall seems odd? • Terms challenges. Is there a strictly commercial? G-O term is too rigid for 1-3. L-R, M-R, H-R ✓✓✓.



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	<ul style="list-style-type: none">• Terms for the activity (major, minor, interior) – is this as a transportation utility or something else?
Other Comments	<ul style="list-style-type: none">• General public don't understand. Hopefully guidebook will help provide community with understanding of MDP and what plan is.• There was no discussion on laneways and the interaction/interface of these areas.