

# Why do developed neighbourhoods need to grow & evolve?

Calgary is expected to grow by another 1.3 million people over the next 30 - 60 years. Growth and development needs to happen within developed communities to ensure we create a compact and sustainable city where all communities remain vibrant and continue to thrive.

## Thriving communities

- We need to ensure established communities can maintain the population numbers needed to support local amenities and facilities such as schools, leisure centres, grocery stores, libraries, local shops and restaurants.

## Greening our city

- Balancing the need for growth and development with the need to protect our natural environment, maintain and enhance existing parks and public green spaces and enhance Calgary's urban forest.

## Sustainability

- We need consider our urban footprint and use land wisely.
- We need to balance growth between developing and developed communities.



## Maintaining vibrancy & character

- Growth and development stimulates reinvestment into local places and spaces such as main streets, parks, urban plazas and open spaces.
- Community vibrancy is maintained by ensuring new development is integrated with existing development in a way that retains and enhances unique community character and historic resources.

## Transportation & mobility enhancements

- Transportation infrastructure requires regular maintenance.
- Growth and development is encouraged along urban and neighbourhood corridors, mainstreets and near transit stations and hubs.
- City investment in roads, transit, bike and pathway connections is connected to growth and demand.

## Changing housing preferences & needs

- Calgary's population is more diverse, younger and older with different housing preferences and needs.
- We need to ensure a variety of housing options are available for people of all ages, incomes and lifestyles throughout all communities.

# The life cycle of a neighbourhood

Communities change and evolve over the years. Buildings gain character, community demographics change, trees mature, local amenities and businesses change ownership and offerings.

A big part of a community's life cycle is redevelopment, which often begins when communities reach a certain age and homes, buildings and amenities need to be refreshed and revitalized or renewed and replaced.



## THE FIRST 10 YEARS

- A new community is being built and people move in, often drawing many young families.



## THE NEXT 10 – 20 YEARS

- Communities are completely built out and typically reach their peak population.



## YEARS 30 – 40

- Population begins to decline as children begin to move away from home.



## 40 – 60+ YEARS LATER

- Without revitalizations, neighborhoods decline, school and businesses close or struggle to stay open.

## OR

- The neighbourhood is revitalized through private redevelopment and public reinvestment, bringing increased population growth and enabling local businesses and amenities to thrive.



# Changing housing preferences and needs



Census data show that, today, proportionally fewer households are composed of a ‘mom, dad and kids’ family and more people are living alone, as part of a couple without children, or as part of a multigenerational family. One-person households accounted for 28.2% of all households in 2016, the highest share since 1867.

**Nationally, one-person households became the most common type of household for the first time in 2016**, surpassing couples with children, which were down from 31.5% of all households in 2001 to 26.5% in 2016. In comparison, the percentage of one-person households was 25.7% in 2001. Since 1951, the percentage of households comprised of just one person increased steadily, from 7.4% to 28.2% in 2016.

Trends in the share of couples living with or without children also reflect the growing diversity of households and families in Canada. From 2011 to 2016, the number of couples living without children rose faster (+7.2%) than the number of couples with children (+2.3%). **The proportion of couples living with children has been decreasing for some time.** This is mostly due to population aging. As the large baby-boom generation—people born from 1946 to 1965—grows older, more and more couples are becoming empty nesters due to their children leaving home.



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Households	One person households	Couples with children	Couples without children	Multigenerational
<b>Canada</b>	28.2 %	26.5 %	25.8 %	2.9 %
<b>Alberta</b>	24.0 %	33.4 %	29.0 %	2.8 %
<b>Calgary</b>	24.5 %	35.0 %	27.0 %	3.2 %







# Calgary's Municipal Development Plan

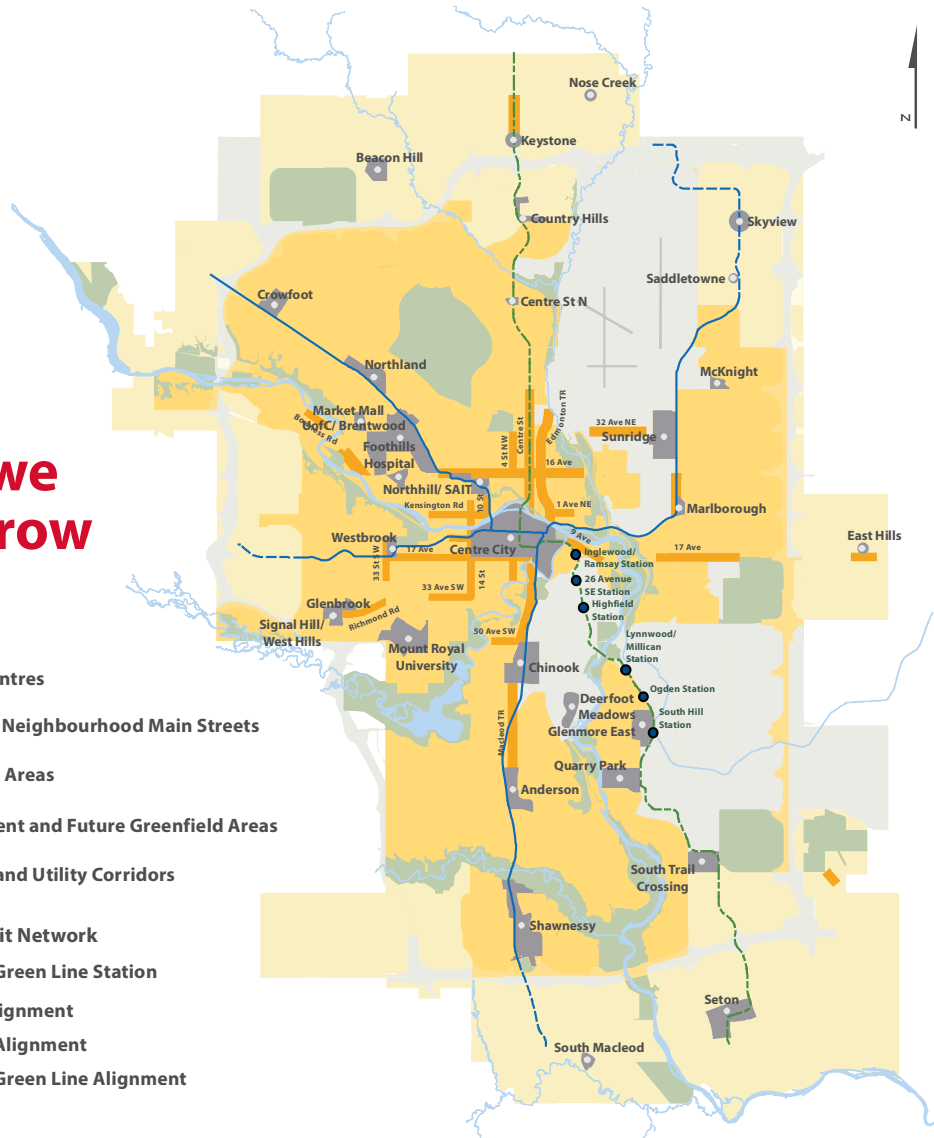
## How we will grow

### Legend

-  Activity Centres
-  Urban and Neighbourhood Main Streets
-  Developed Areas
-  Development and Future Greenfield Areas
-  Industrial and Utility Corridors

### Light Rail Transit Network

-  Proposed Green Line Station
-  Existing Alignment
-  Proposed Alignment
-  Proposed Green Line Alignment



## Our goals

### Prosperous economy

Planning for our economy's long-term sustainability ensures that current and future generations are resilient and adaptable to economic cycles and unanticipated changes.

### Compact city

A dispersed and spread out population creates some social, economic and environmental challenges. In a compact city, balancing growth between new and developed areas builds vibrant, thriving communities. A compact city is made up of complete communities that provide a broad range of housing choices and services, as well as high quality transit and transportation options.

### Great Communities

Great communities are flexible. They adapt to the needs of current and future residents by providing a variety of housing options and services so that people can meet their day-to-day needs within their own neighbourhood. Essentially, it is about creating communities where residents can live, work and play.

### Good urban design

Good urban design is the result of collaboration and coordination between various disciplines, creating public places that people enjoy.

### Connecting the city

The design of the transportation system has a significant impact on how a city grows and how people get around. The Municipal Development Plan encourages more sustainable transportation options such as walking, cycling and transit to create a system that provides more choice. This means prioritizing investment to improve transit networks, designing streets to accommodate cycling and walking, plus improved connectivity.

### Greening the city

Protecting environmentally sensitive areas and promoting renewable energy sources, energy efficiency, low-impact development for stormwater management, construction of green buildings, and encouraging cycling and walking all work together to make Calgary more environmentally friendly.

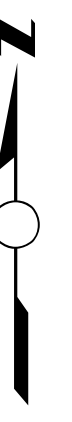
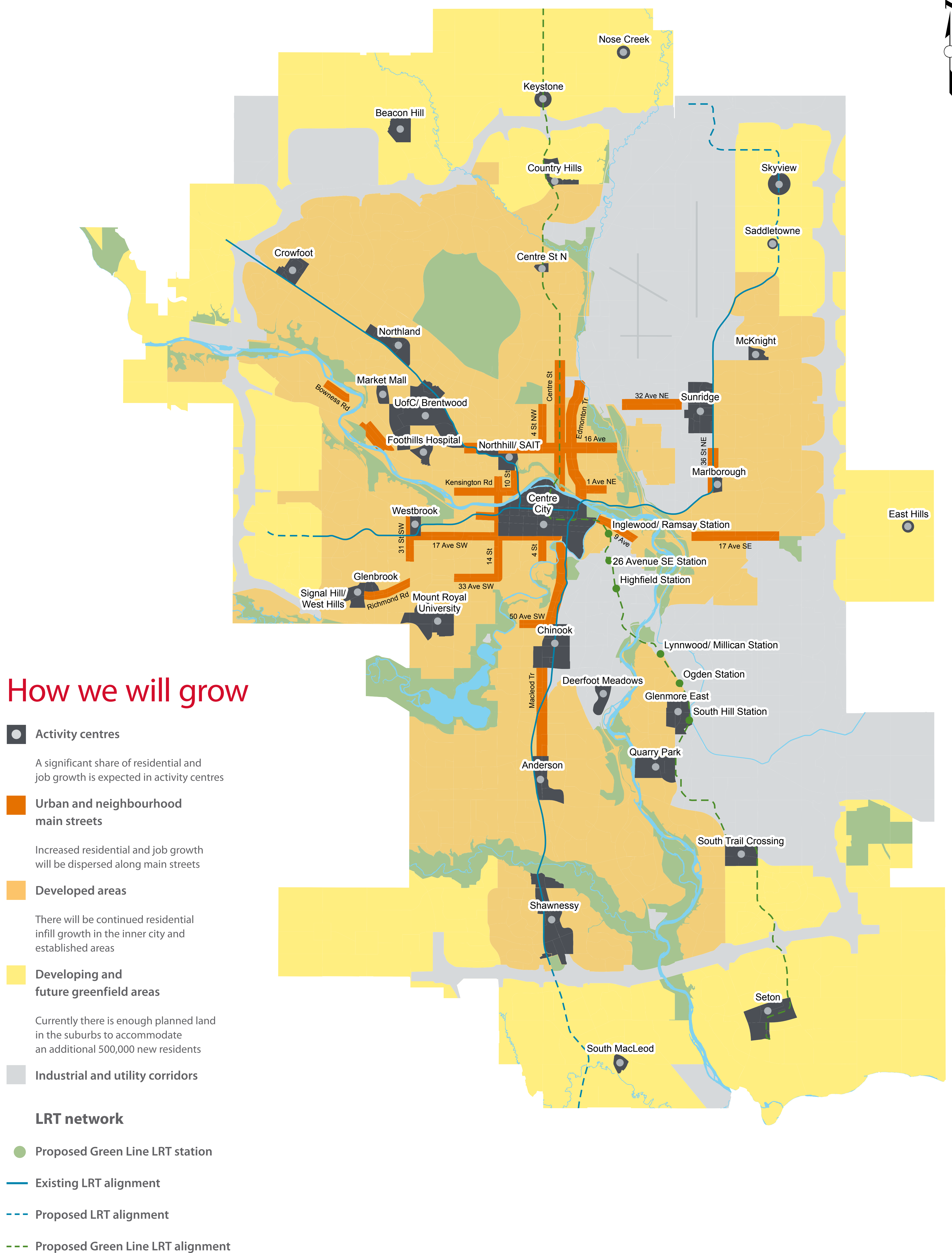
### Managing growth and change

Founded on the principles of sustainable development and guided by fiscal responsibility and managed growth, these goals will stimulate growth and change across the city for the next 60 years.





# Calgary's Municipal Development Plan



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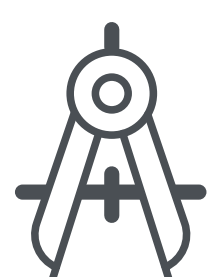
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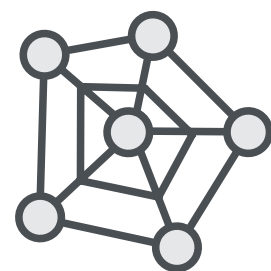
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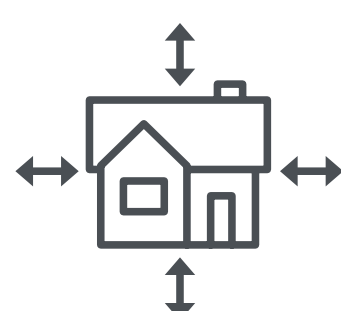
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# Calgary's Municipal Development Plan

As Calgary grows, we're working to evolve and build our city in a way that is mindful of the future, promotes sustainable ways of living, encourages a variety of housing options, is respectful of community character, and balances the interests of neighbourhoods with the interests of Calgary as a whole.

Calgary's Municipal Development Plan outlines a broad vision and long-term goals for how Calgary should grow and develop.



Prosperous economy



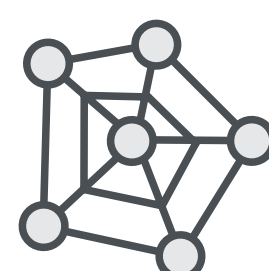
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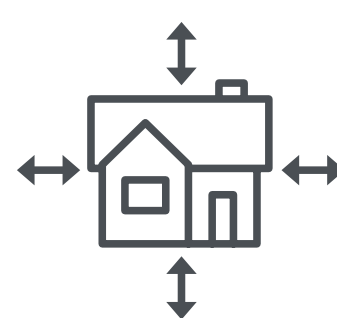
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Connecting the city



Greening the city



Managing growth and change

There are key areas where growth and development is encouraged and a city-wide plan for growth to be distributed between developed and new communities.

Anticipated growth in population and changes in demographics brings a need for more housing in different locations and forms throughout the city as well as ways to travel around the city.

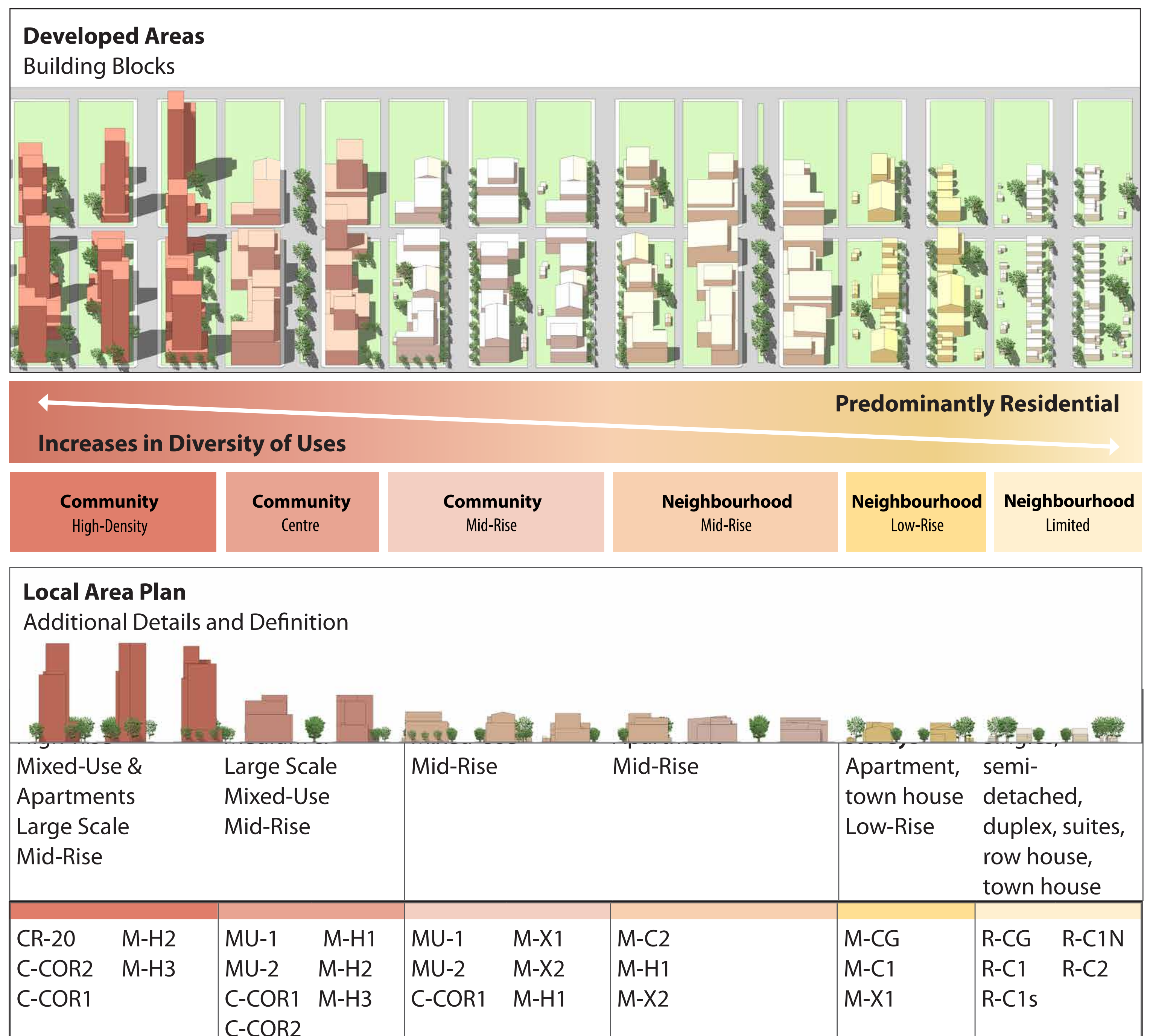
Moderate growth is encouraged throughout neighbourhoods and residential areas to ensure communities sustainable, affordable and dynamic, so that they continue to meet the needs of Calgarians in the future.

# Developed Areas Guidebook

## Building Blocks

### What Are Building Blocks?

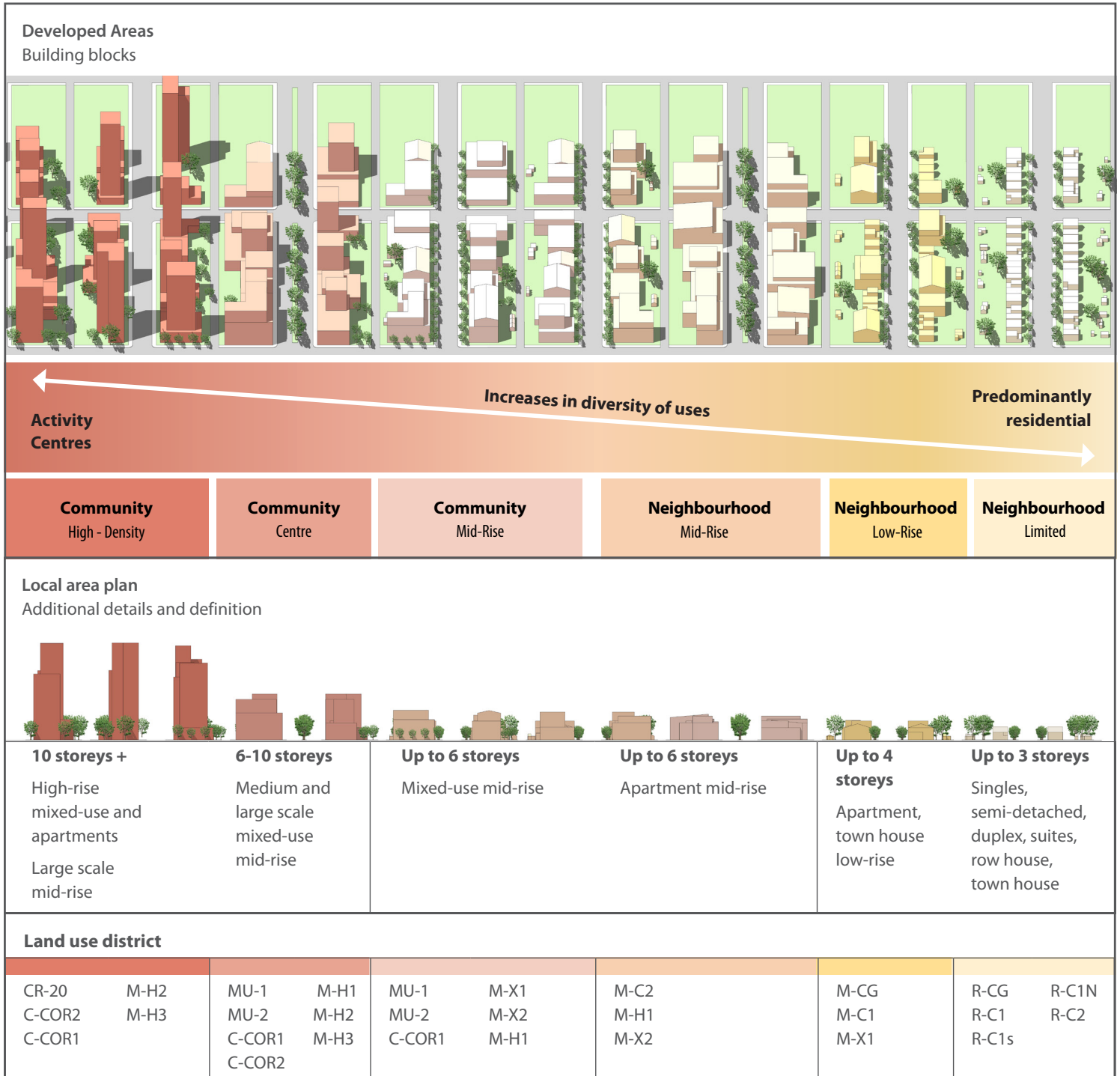
- The Developed Areas Guidebook identifies building blocks that are used to support the creation of local area plans.
- Not all building blocks need to be used in each community.
- All categories and building blocks have common policies that should be considered through the development of a local area plan.
- The building blocks enable a sense of continuity throughout communities with smooth and consistent transitions between land use areas. These areas share common attributes reflecting each unique area in the community based on building types and forms, intensity, urban design and community vision.





# Developed Areas Guidebook

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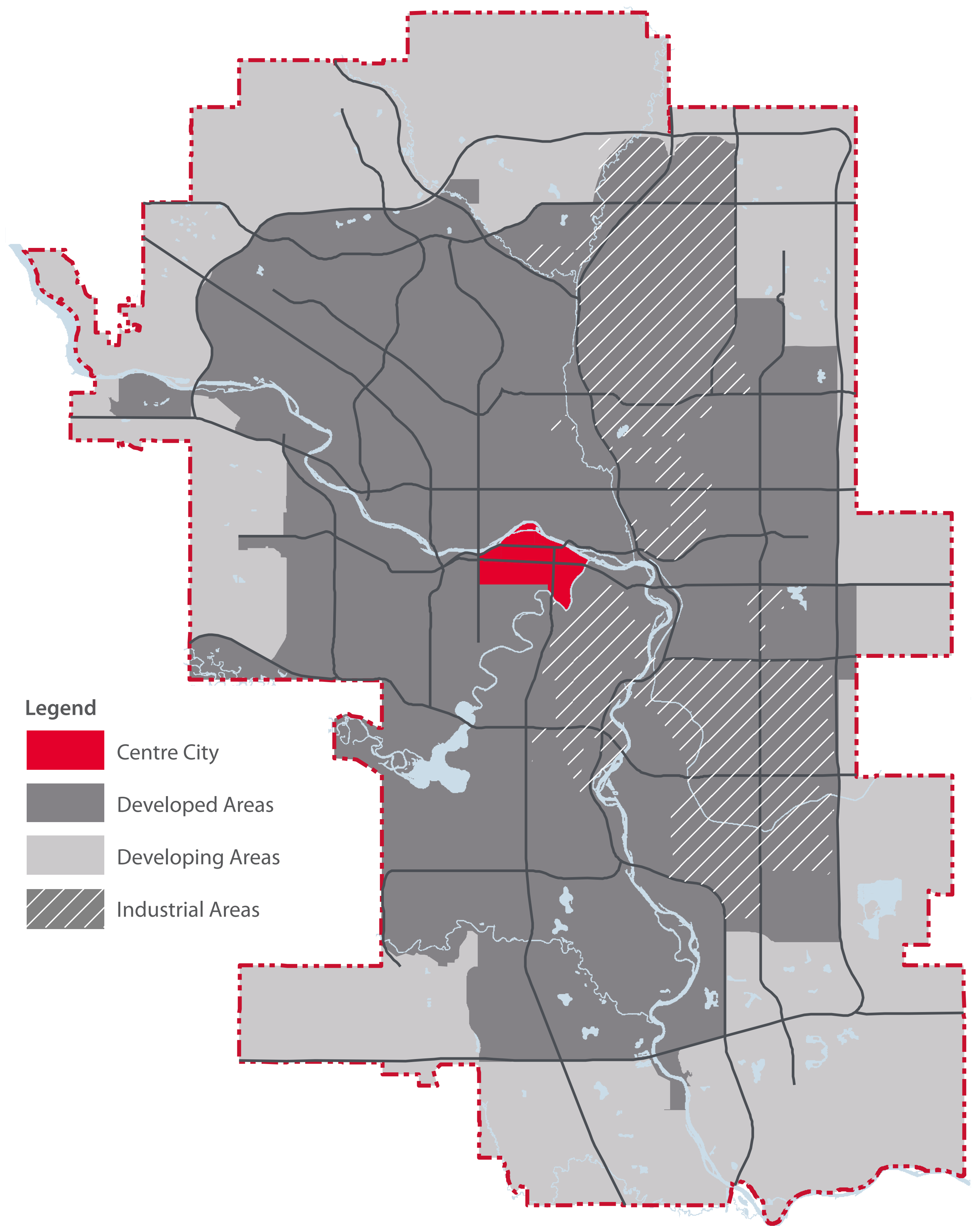


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# Developed Areas

The developed areas encompass both the inner city (neighbourhoods developed prior to the 1950s) and the established areas (neighbourhoods built out between the 1950s and 1990s).





# How do we guide growth & redevelopment in developed neighbourhoods?

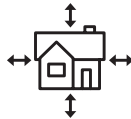
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## Calgary's Municipal Development Plan

How should our city grow over the long term?

Calgary's Municipal Development Plan outlines a broad vision and long-term goals for how Calgary should grow and develop.



Managing growth and change



Compact city



Connecting the city



Prosperous economy



Great communities



Greening the city



Good urban design



## Developed Areas Guidebook

How should growth happen within developed areas?

The Developed Areas Guidebook provides additional guidance and direction for growth and redevelopment within substantially established communities (pre-1950s – 1990s).



## Local area plans

How should growth happen within a specific local area?

Local area plans focus on how land could be used or rezoned in the future within a specific area.

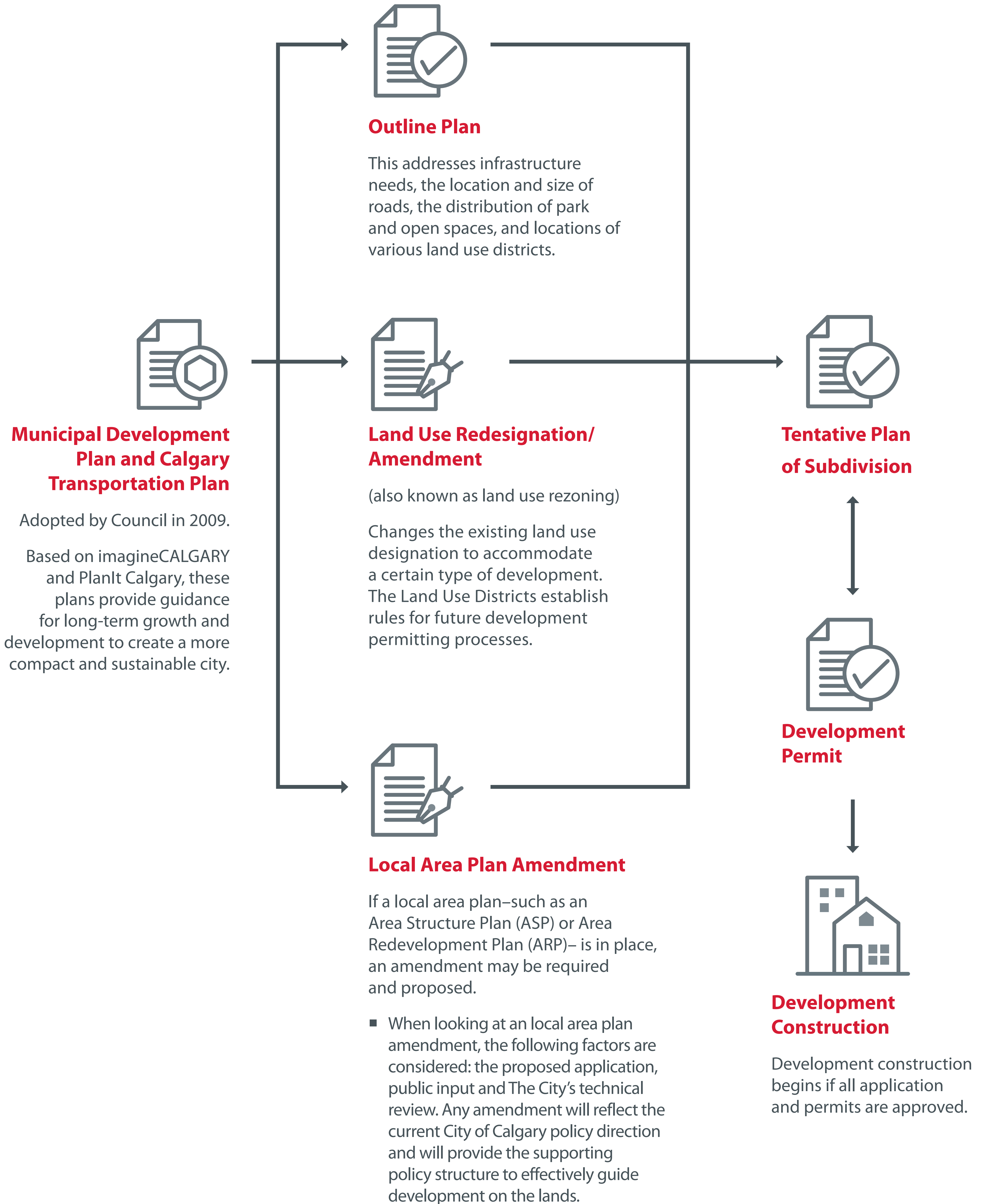
They provide planning guidance and direction at a site or block-level, in connection with the unique context of the area.

These visionary plans are created collaboratively by City planners, citizens, industry and City Council to help proactively manage growth and development.

These plans provide City planners, citizens, landowners/developers and City Council with a common vision for how growth and development should happen and to help guide new development as it is considered.



# Planning Process





# How does it all fit together?

## Vision

Long-term guiding vision and goals for how land should be used



Calgary's Municipal Development Plan



Developed Areas Guidebook

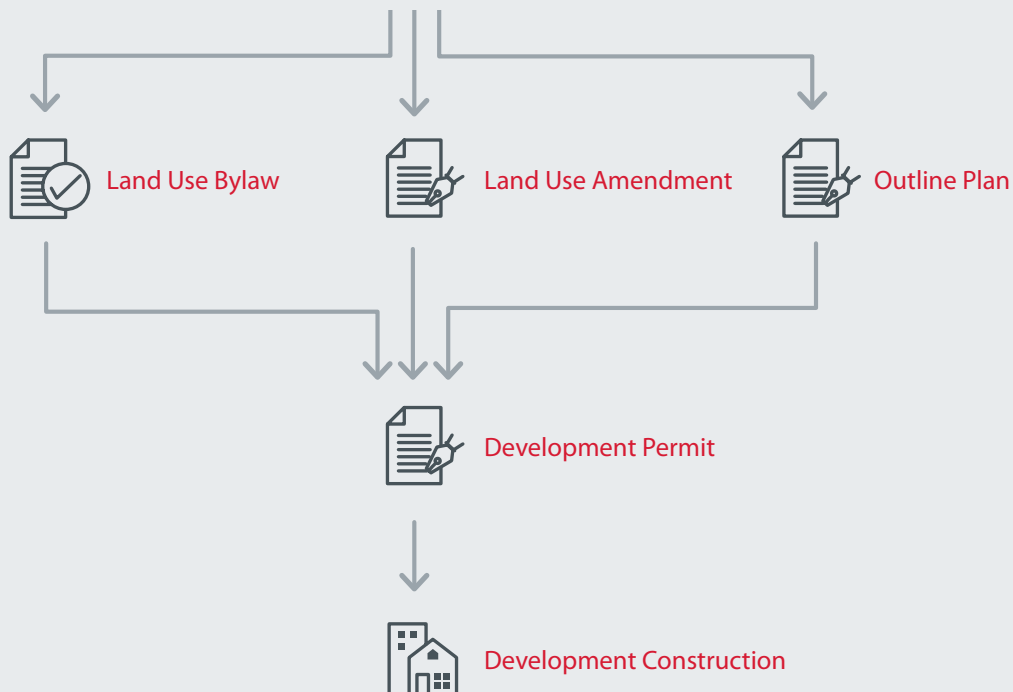


Local Area Plan



## Implementation

Specific rules, applications and approvals as building and development is considered.





# What is a Local Area Plan?

Through local area planning, we will create a local area plan to help guide growth and redevelopment in a way that integrates and enhances existing community character and ensures the area is vibrant and thriving in the future.

Working together, Community, Industry and The City look at the fabric of a specific local area, the community's vision for the evolution of the community, the ideal places to accommodate growth, and how to make the best use of limited land – balancing the need to increase density, improve mobility and enhance places and spaces to live, work and play.

## A LOCAL AREA PLAN CAN:

- Help guide future development.
- Convey a long-term vision for the area.
- Propose a concept for how land could be used or rezoned in the future.
- Apply Calgary's long-term development goals and targets on a local level.
- Provide guidance and direction at a site or block-level, based on unique conditions or circumstances in the area.
- Be updated: it is a living, dynamic document that is meant to be updated as local conditions and circumstances change.

## A LOCAL AREA PLAN CANNOT:

- Make development happen.
- Regulate on a site-by-site basis.
- Allocate budget.
- Include / duplicate policies that exist in other City bylaws, policies, etc.
- Be considered a set-in-stone contract.

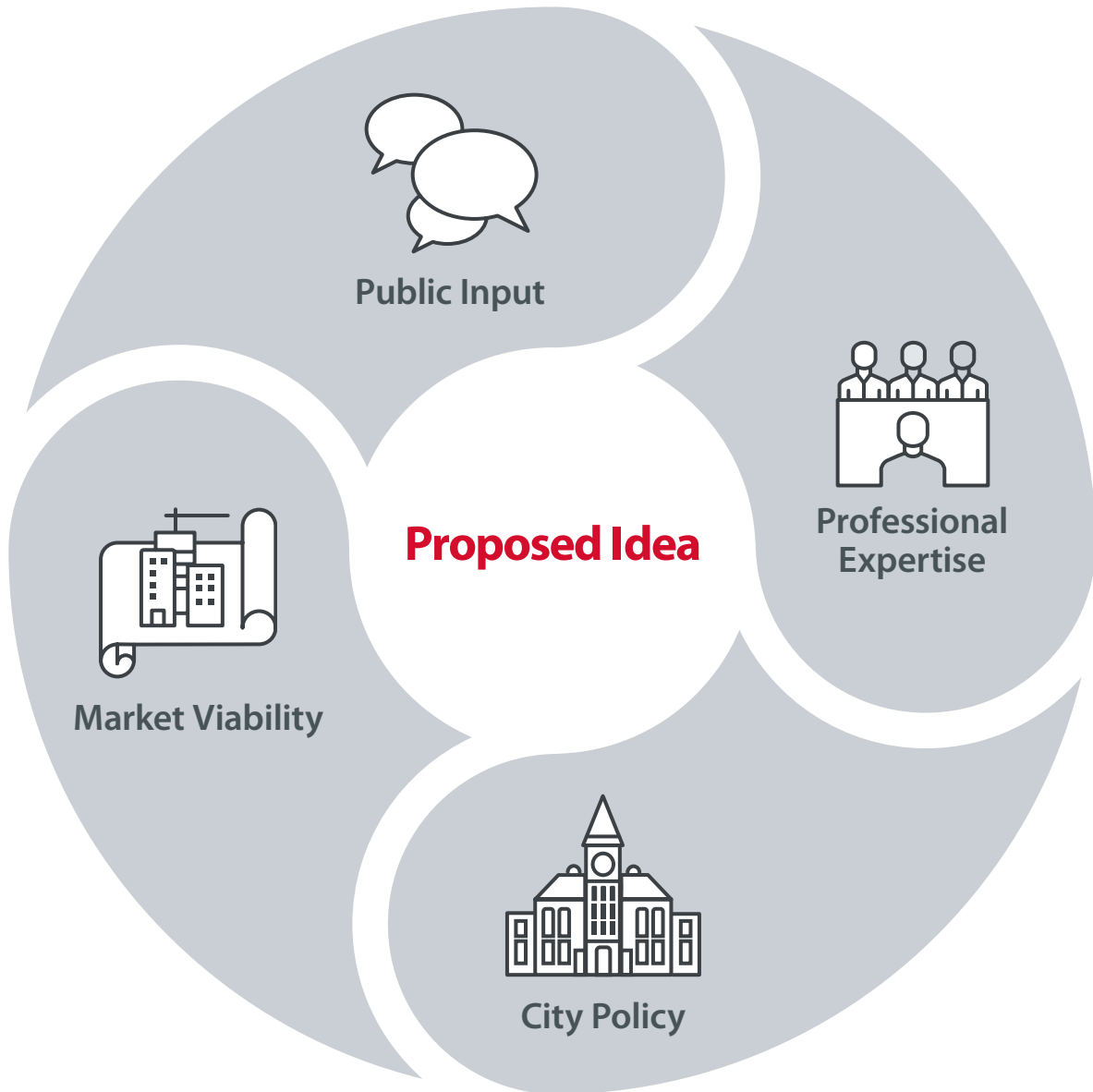
## A LOCAL AREA PLAN MAY:

- Include information about future capital improvements or services necessary to support future development (streets, sewers, public transit, parks, fire halls, schools and community centres).



# What is considered as decisions are made?

Information, input and direction provided from each of the following areas is considered as a development proposals are created:



**Market Viability:** to understand what is economically realistic for the area.

**Professional Expertise:** to understand best practices and to know what's technically possible.

**City Policy:** to understand what rules exist or may need to change, and to understand concepts in relation to other City of Calgary policies.

**Public Input:** to understanding and consider community ideas, insights, opportunities and concerns.

# How do we implement a vision?

Key tools, reviews and approvals required to implement and build out the planning vision.



## Land Use Bylaw

- Contains districts (zones) with associated allowable uses and rules for development.
- Assigns a district/zone to every parcel of land in Calgary.
- Regulates what can be built where, lists what a building or site can be used for and outlines additional rules for the building and site.



## Land Use Redeignation (Rezoning)

- A land use redesignation changes the existing land use district (zone) to accommodate a certain type of development on a specific site.
- A land use redesignation changes the rules of what the owner of the land is able to build and/or use the building for in the future. Any landowner of a site can propose to have their land redesignated.
- The City must review all land use redesignation applications and consider the proposal with City policies, professional expertise and public input in mind.
- The final decision on all land use changes is made by City Council.



## Outline Plan

- A landowner can apply to subdivide a large parcel of land through an outline plan.
- Address infrastructure needs (water, sewer, etc.), the location and size of roads, the distribution of parks and open spaces and the location of various land use districts.
- Usually outline plans are paired with land use redesignations as one application.







## Development Permit

- Development permit applications outline details such as building design, the number and location of parking stalls, and the specific use of the building.
- Development permits are reviewed against the rules of the Land Use Bylaw and local area plans and policies.

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# How it works: Land use application reviews



Land use application submitted and reviewed by The City.



The City collects public input. Feedback and technical input is shared with the applicant.



Applicant submits amended application, if required.



Application is presented to Calgary Planning Commission.



The application goes to City Council and a public hearing is held. Council makes the final decision on whether the application is approved.

# Land use applications

## What is a land use redesignation?

An application to change the land use district (zone) of a property to allow for a particular development that is currently not allowed. It is also known as a land use amendment.

## Who can apply for a land use redesignation?

- A landowner can propose to change the land use district (zone) assigned to their land through a land use redesignation.

## Why do landowners apply to rezone their land?

- Land use redesignation is often pursued by landowners who are hoping to build something that is not currently allowed on the site. Often, a change to the land use district (zone) is proposed to enable increased height and density of a building (compared to the current rules on the site) and/or to change the uses, or activities, that would be allowed to occur on the site as part of future developments.

**There are several policies reviewed as part of a land use application, including:**

### Municipal Development Plan:

- A visionary plan for how Calgary will grow and develop over the next 30 to 60 years.
- Contains goals and policies to build a sustainable, compact and connected city of great neighbourhoods.

### Key concepts:

- Use land efficiently and create a more compact city.
- Increase connectivity and mobility – improved pathways, bikeways, transit options, road networks.
- Provide a diverse range of housing options.
- Create vibrant public places.
- Protect the natural environment.
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## Local area plans (e.g. area structure plans and area redevelopment plans)

- Area-specific policies to help guide future land use and development permit applications in the area.
- Not all communities in Calgary are governed by a local area plan.

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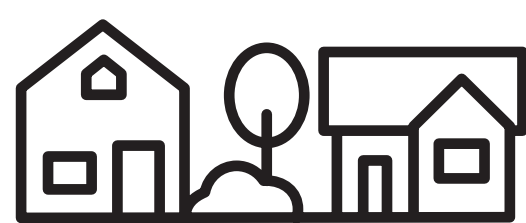
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## What does The City consider before approval or refusal?

- Applications to rezone or redevelop that align with the vision of applicable local area plans, the Municipal Development Plan and other city policies are more likely to be approved.
- City Council is the decision maker on all land use redesignation applications.

## Example of application to redesignate (rezone) a parcel of land



Existing	Proposed
<b>Residential – Contextural One Dwelling (R-C1) District</b>	<b>R-CG Residential – Grade-Oriented Infill District</b>
R-C1 is a residential designation in developed areas that is primarily for single detached homes.	R-CG is a low density residential designation that is primarily for rowhouses that face a street with a front door. Does also allow single detached and side by side and duplex homes. Only slightly larger buildings then allowed by the R-C2 district.
<b>Maximum Density:</b> 1 unit per parcel.	<b>Maximum Density:</b> 75 units per hectar.
<b>Maximum Height:</b> Maximum of 10.0 m.	<b>Maximum Height:</b> Maximum of 11.0 m, (7.0 metres at the shared side property line).
<b>Required parking:</b> 1 stall per unit.	<b>Required parking:</b> 1 stall per unit.



# Land use redesignations

## How it works

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Applicant submits amended application, if required.



Application is presented to Calgary Planning Commission.



The application goes to City Council and a public hearing is held. Council makes the final decision on whether the application is approved.



The applicant may seek public input to inform a development permit application prior to or following the Public Hearing of Council and a decision on the land use application.



Development permit submitted to The City and may be presented to Calgary Planning Commission as part of the decision-making process. For development permit applications requesting a discretionary use, the public is invited to submit feedback directly to The City as part of the review process.

# Next steps for a land use application



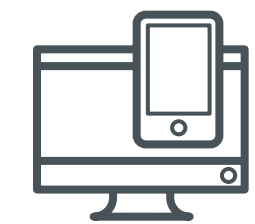
Once a date has been set, City Administration presents the land use application to Calgary Planning Commission (CPC) with its recommendation.



CPC can either request further changes to the application or forward the report, along with its recommendation for approval or refusal, to City Council.



Council holds a public hearing and makes the final decision on the land use application.



Visit [developmentmap.calgary.ca](https://developmentmap.calgary.ca) for the most up-to-date information on this application.

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Land use application submitted and reviewed by The City.



The City collects public input. Feedback and technical input is shared with the applicant.



Applicant submits amended application, if required.



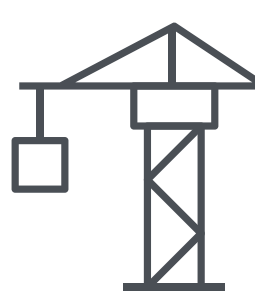
Application is presented to Calgary Planning Commission.



The application goes to City Council and a public hearing is held. Council makes the final decision on whether the application is approved.

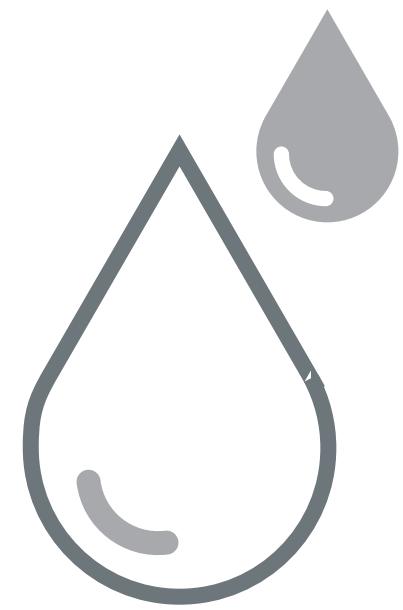


The applicant may seek public input to inform a development permit application prior to or following the Public Hearing of Council and a decision on the land use application.



Development permit submitted to The City and may be presented to Calgary Planning Commission as part of the decision-making process. For development permit applications requesting a discretionary use, the public is invited to submit feedback directly to The City as part of the review process.

# Studies to be reviewed in support of this application include:



## Preliminary Storm Water Analysis

Plans for the project's management of stormwater.



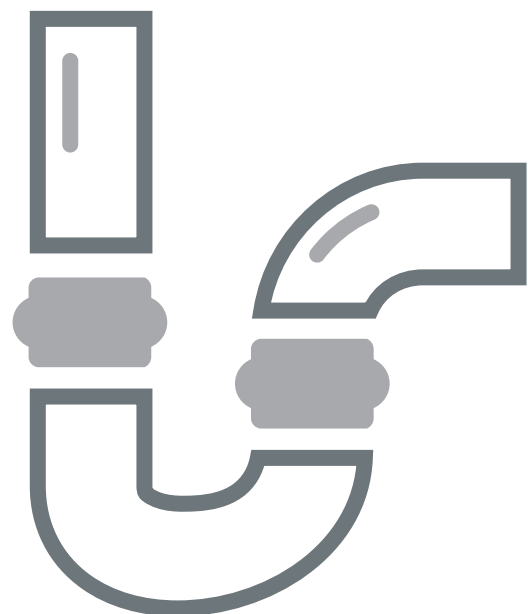
## Geotechnical Report

Assesses site soil conditions to ensure they are suitable for development.



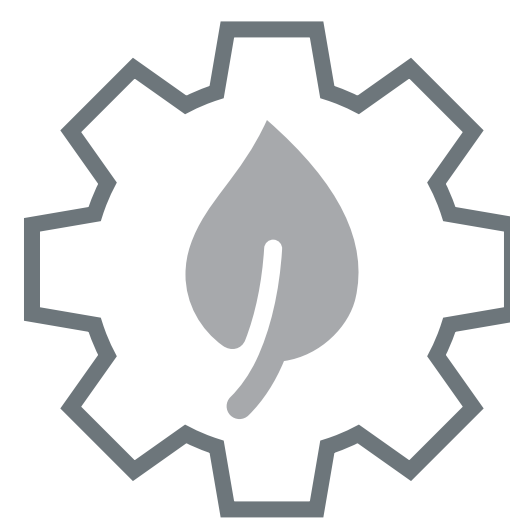
## Transportation Impact Assessment

Assess if the proposed development can be supported by existing and proposed transportation infrastructure.



## Sanitary Servicing Study

Review existing sanitary system capacity.



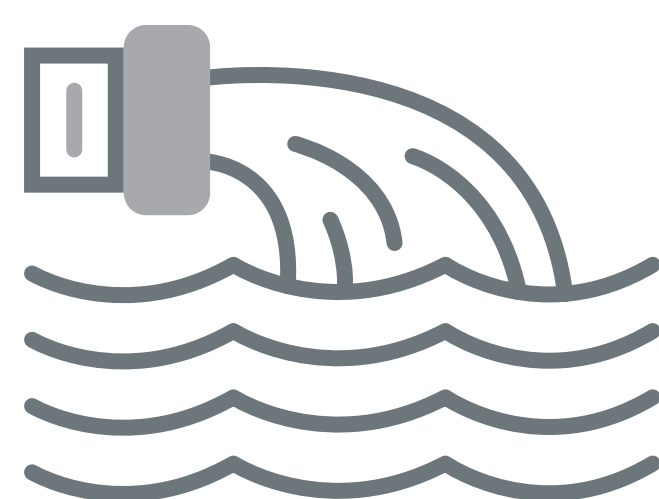
## Biophysical Impact Assessment

Assesses biophysical features on the property and identifies potential impacts and mitigation strategies.



## Environmental Site Assessment

Research on historical site information and site conditions.

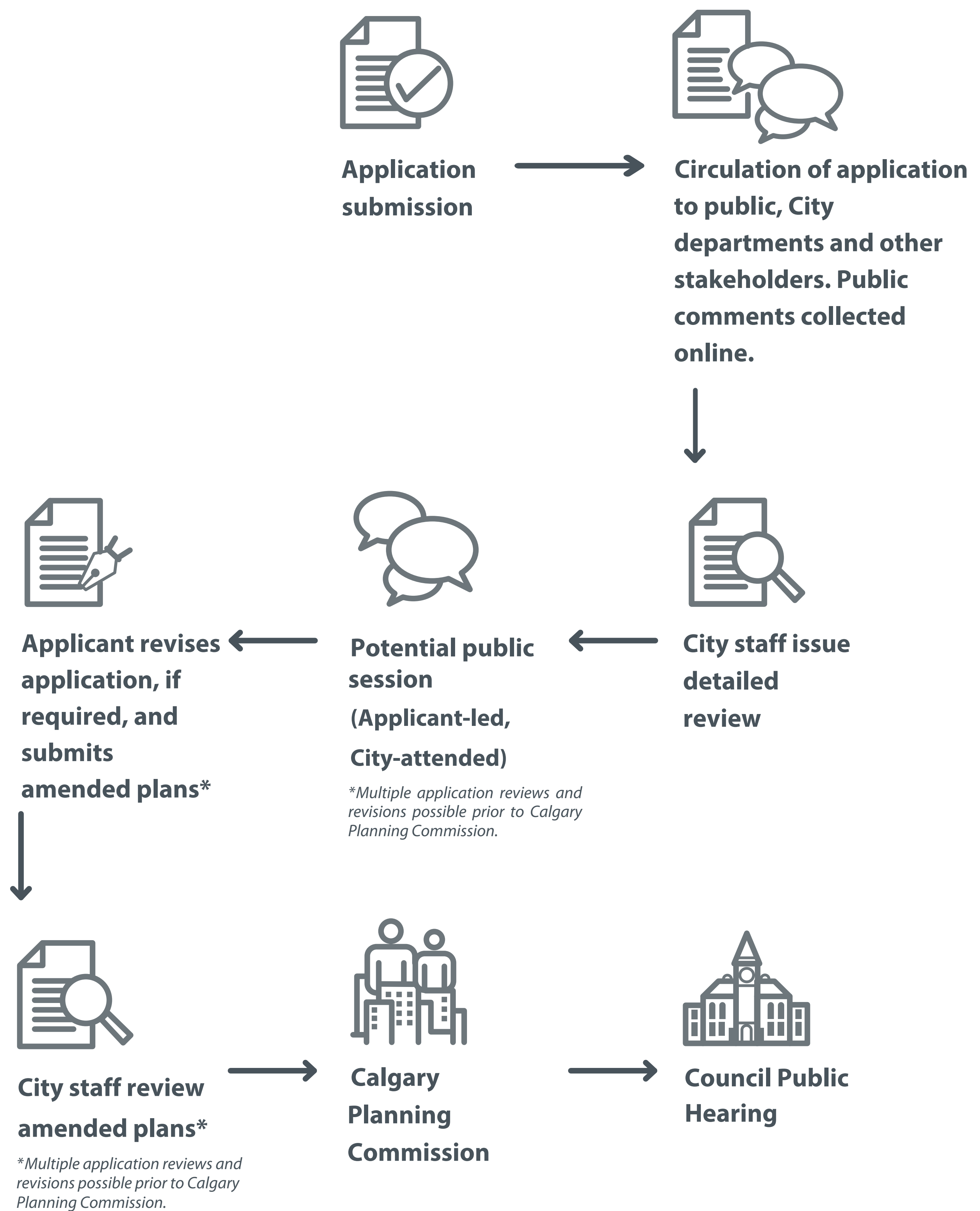


## Staged Master Drainage Plan

Identifies required capacity, alignments and land requirements for stormwater infrastructure.

The City of Calgary application review team are still reviewing the supporting information submitted with the application. This involves ensuring they meet the required scope of work and meet City technical standards.

# Application Review Process



Did you know City staff do not make the final decision on proposed development?

**Here's what we do:**

- Review the proposal (based on technical feasibility, City policies, stakeholder feedback, land owner rights) and provide feedback to the property owner.
- Ensure that the public has an opportunity to provide input.
- Negotiate changes to the proposal with the landowner, based upon The City's review of the proposal and feedback from the public.
- Prepare the bylaws and reports that would need to be approved in order for the development to proceed, these bylaws and reports inform City Council and the Calgary Planning Commission of everything that would need to happen if they approve the development.
- Make a recommendation to the Calgary Planning Commission and City Council about whether we think the proposed development should be approved.



# How it works: Development permit application reviews



Development Permit application submitted and reviewed by The City.



The City collects public input. Feedback and technical input is shared with the applicant.



Applicant submits amended application, if required.



A decision is made by the approving body (Administration or CPC).



The public has 21 days to appeal the decision with the Subdivision and Development Appeal Board (SDAB).



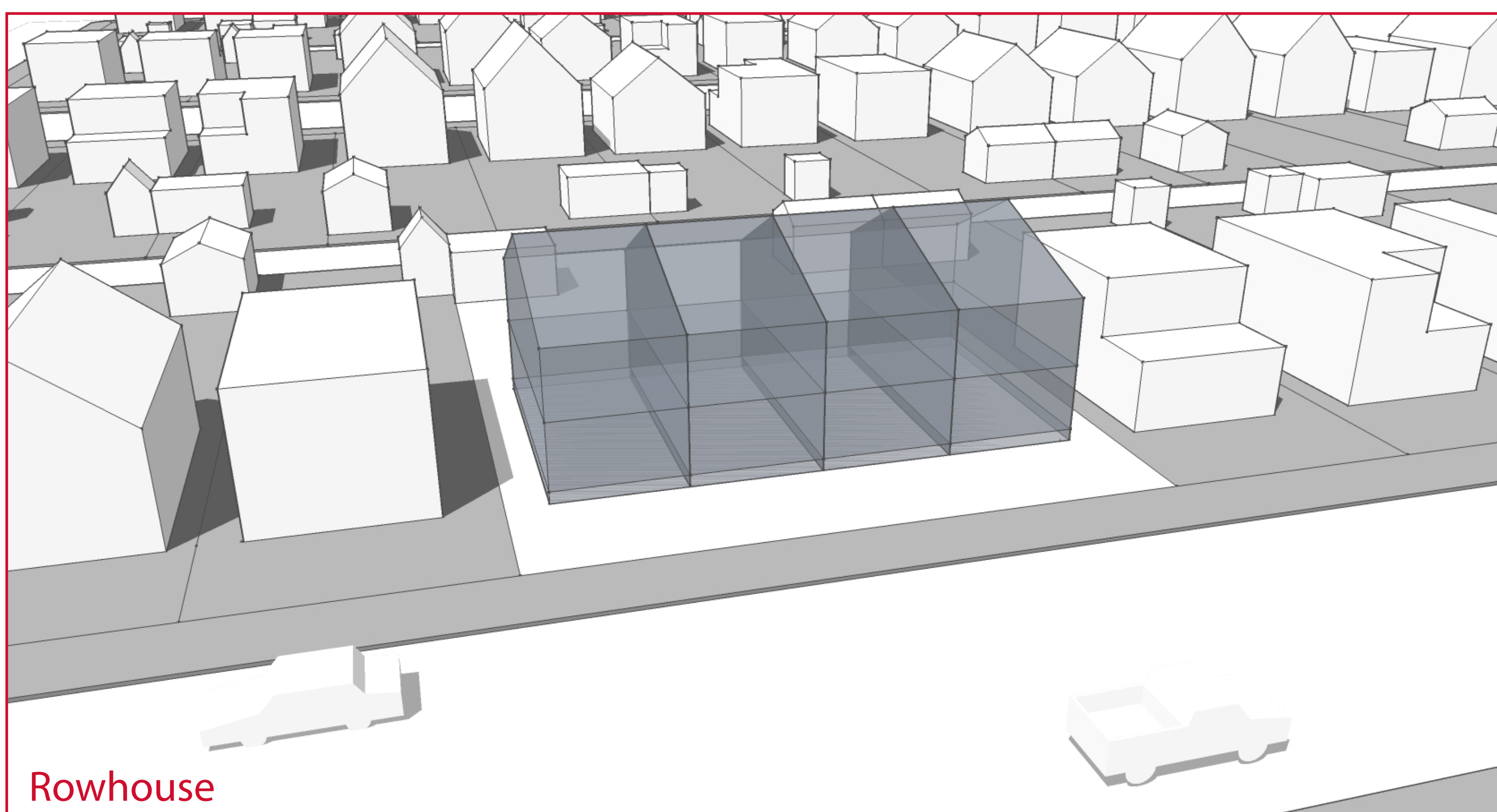
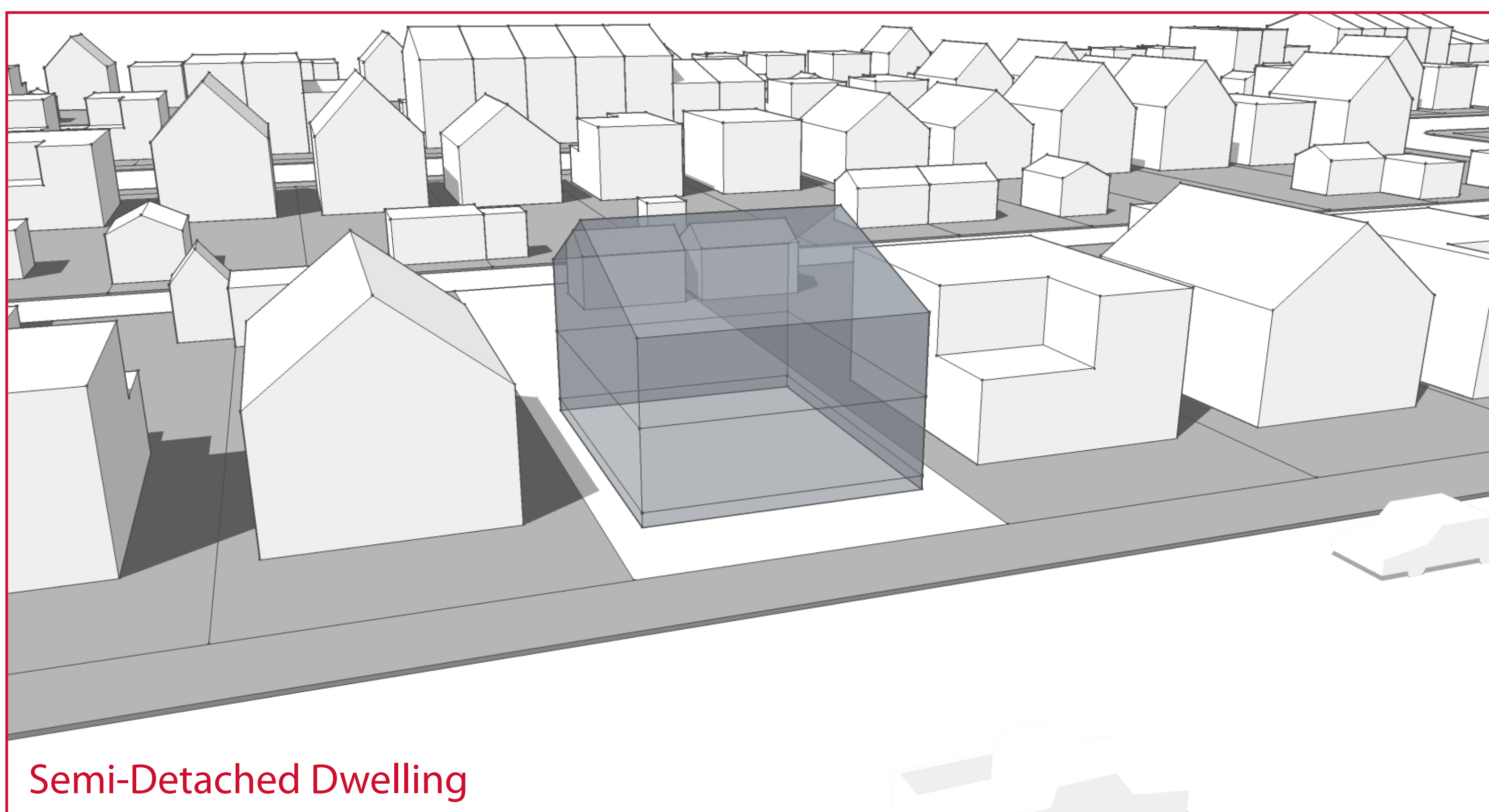
# Residential – Contextual Grade-Oriented Infill District (R-CG)

## What you will see in this district

Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters. Rowhouses are one of the key housing types enabled by the R-CG District.

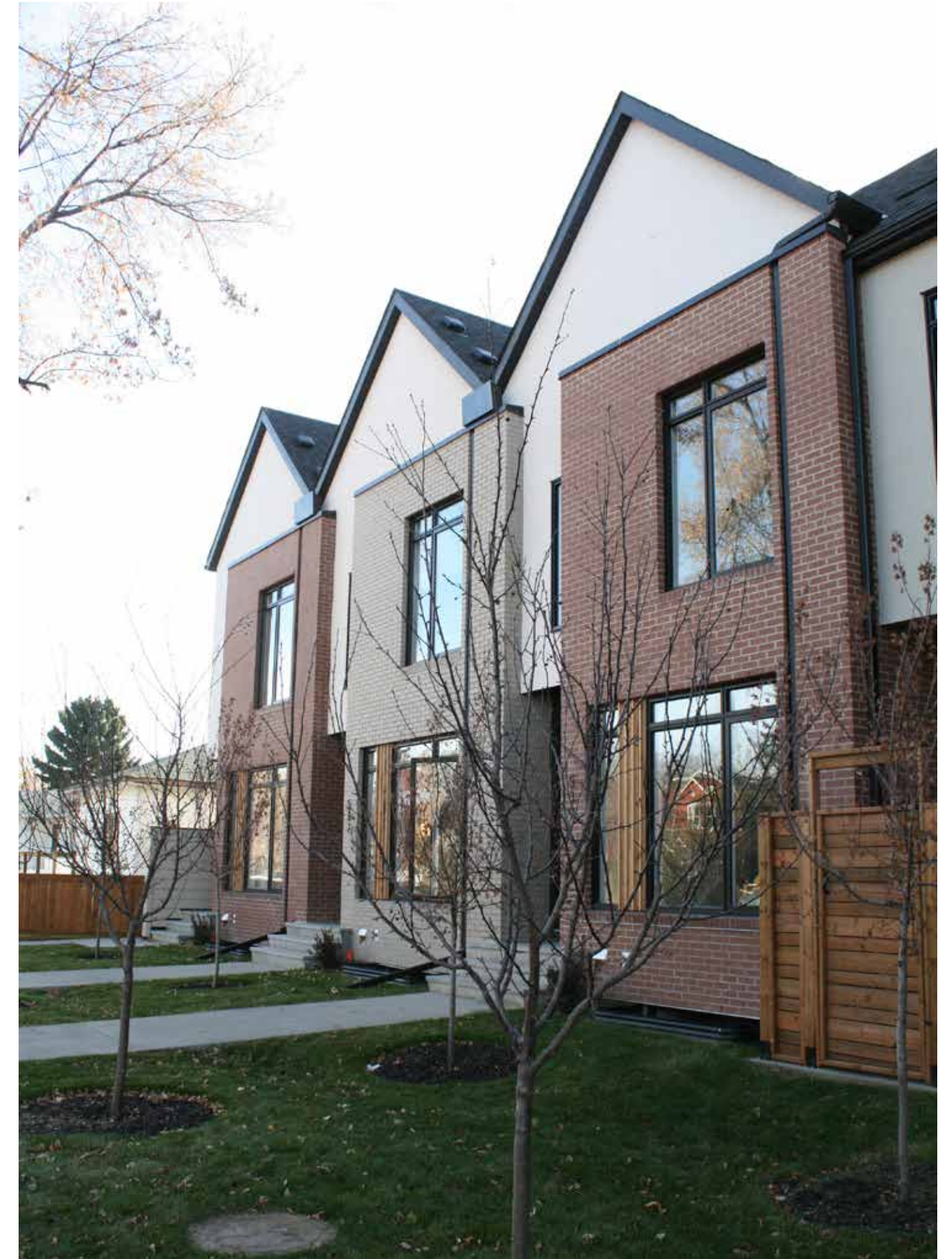
## How it's different

Provides flexible lot dimensions and building setbacks that help the new development integrate into the existing community and enables a diversity of grade-oriented housing.





# What R-CG could look like in your community





# Why R-CG?

The R-CG District was adopted to provide a missing step in the districts of the land use bylaw. It includes housing forms typical of low density districts, such as semi-detached dwellings and secondary suites, while adding forms of housing, such as rowhousing and cottage housing, that otherwise weren't available except in multi-residential districts. The R-CG District is a low-density district that supports a wider variety of housing choices, sometimes referred to as Middle Housing.

Middle Housing is the range of housing types between single detached houses and larger apartments and high rises.

## Middle Housing Characteristics

### Makes more efficient use of the land

- Distributes higher infill land costs across more units, making each unit less expensive

### Incremental

- It fits on one or two lots within a neighbourhood and allows a block to fill in over time, usually decades

### Ground Oriented

- Each house has an entrance that connects to the ground and the street

### Lower Scale

- The height and size of buildings is similar to other neighbourhood housing forms

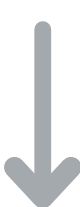
## Why R-CG?

### Neighbourhoods evolve over time

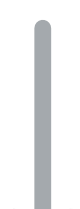
- In established communities, City policies establish the types of housing that may be built in place of aging housing.
- Property and land owners decide if and when to rebuild / redevelop.
- Housing isn't replaced all at once, neighbourhoods redevelop over decades
- Even if different choices aren't allowed, older housing still gets replaced with new bigger houses.



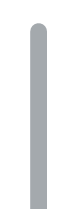
A brand new house is built on cheap land at the city's edge.



50 years later, the house is almost "inner city" and is ready to be demolished.



The land value will have increased so much that it is no longer cost-effective to rebuild a small house.



The owner will likely build a bigger, more expensive house; or a building with more units that are cheaper.