

City of Calgary Planning and Development Changes  
*“Guidebook for Great Communities”*

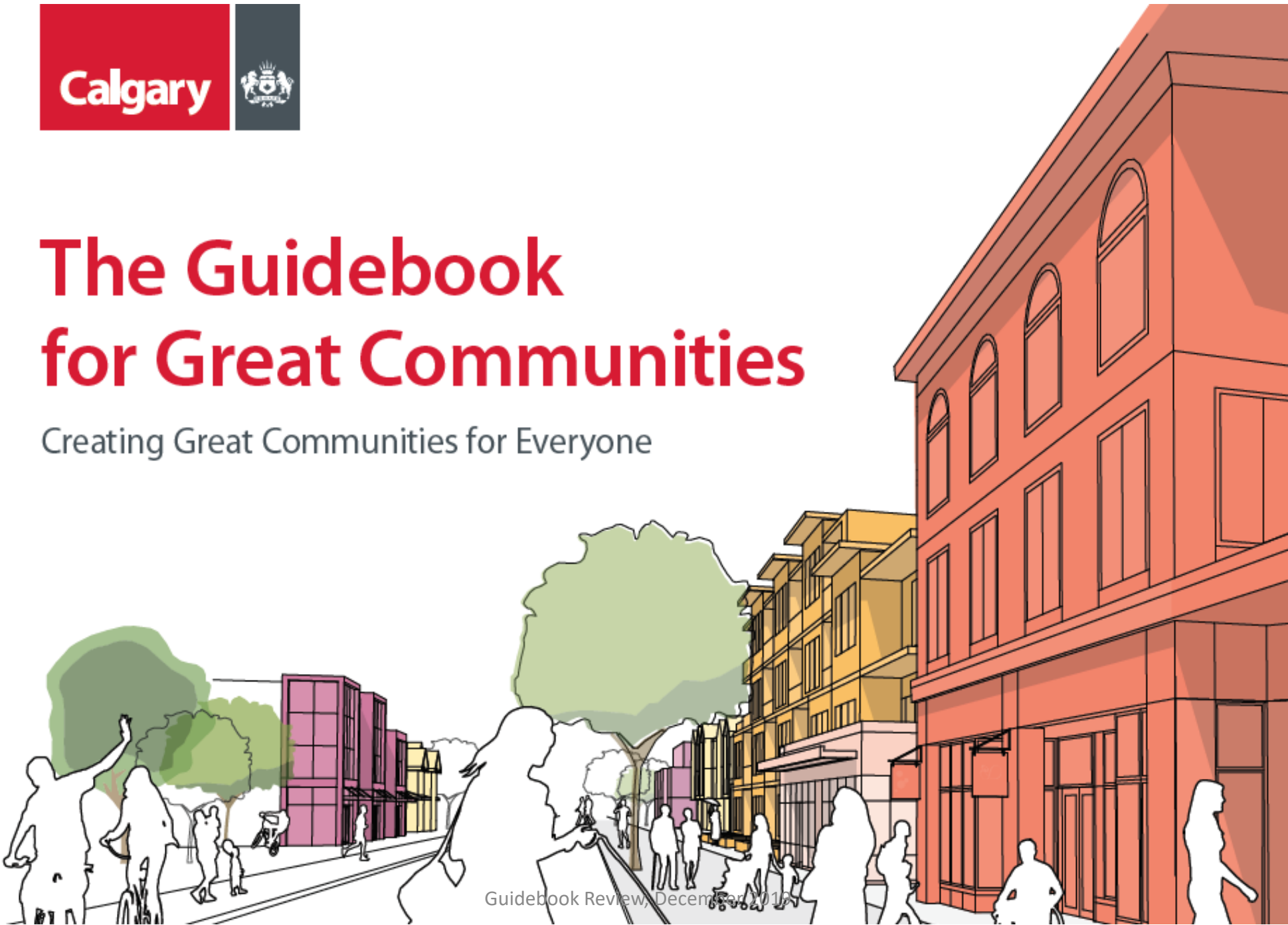
Impact on Single Family Home Neighbourhoods  
(R1 Districts)

Elboya Heights Britannia Community Association  
December, 2019



# The Guidebook for Great Communities

Creating Great Communities for Everyone



## Guidebook for Great Communities

**Purpose: Direct the development of the Developed Areas in Calgary.**

- Implement the Municipal Development Plan
- Guide Local Area Planning
- Provide guidance to Planning Applications

## Guidebook for Great Communities

Replace the current development process.

Local Area Plans: Replace all existing local residential development plans

- develop new planning maps identifying what and where the new Urban Forms will be used.

Urban Form Classification System. Replace the current Land Use Bylaw LUB District rules with 16 Urban Form Categories

- 3 Neighbourhood Commercial (major, minor, local)
- 3 Neighbourhood Housing (major, minor, local)
- 4 Parks & Recreation
- 5 Industrial
- 1 Campus

Scale Modifiers: Categories modified by : Tall, High, Mid, Low, Limited

“Neighbourhood Housing Local”, “Limited Scale” will replaces R1 Districts

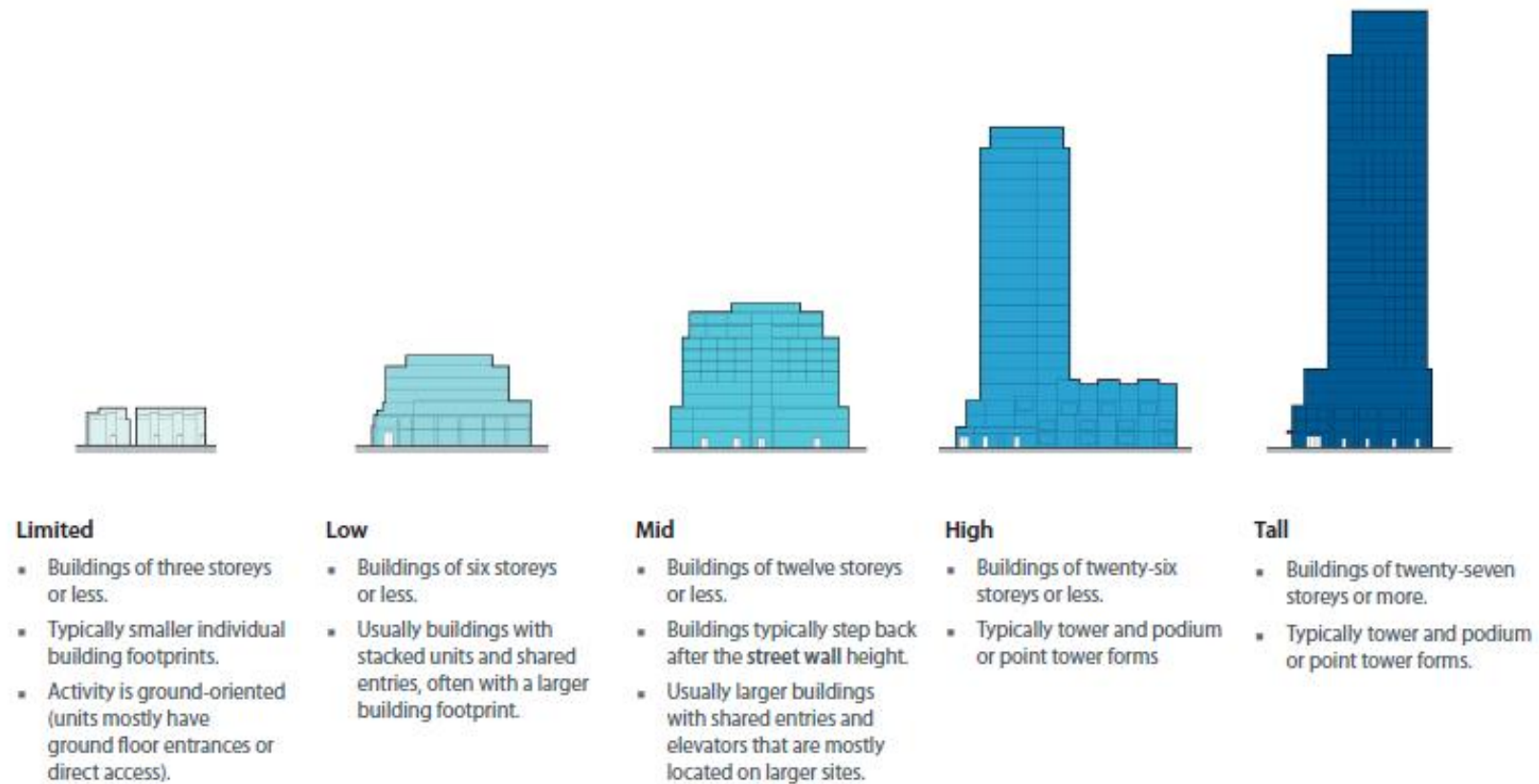
## 2.7 Neighbourhood Housing Local Policies

Neighbourhood Housing Local areas serve the people who live there. These areas will have the strongest delineation between private and public space and landscaped areas such as soft landscaped yards and patios.

These areas will be primarily residential at various scales, and may support commercial uses that primarily serve people living in the immediate area, such as a barber shop or small convenience store.

# Impact on Single Family Home Neighbourhoods (R1 Districts)

Figure 30: Scale Modifiers

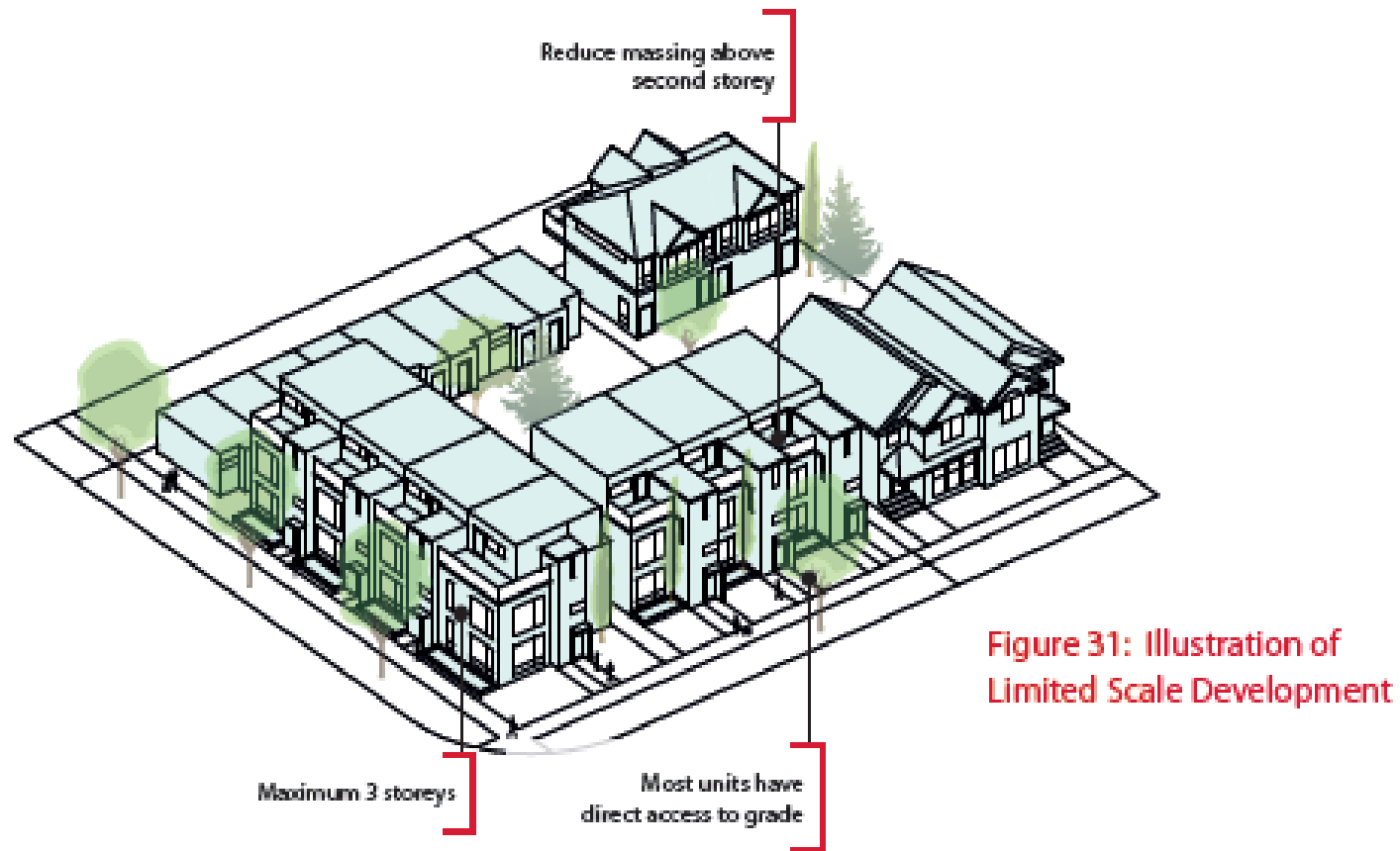


## Limited Scale

Buildings in the Limited scale modifier are three storeys or less in height with smaller building footprints than typical of other scale modifiers. This category includes a broad range of ground-oriented building forms, including single-detached, semi-detached, rowhouses, townhomes, stacked townhomes, mixed-use buildings, commercial and some industrial buildings. Housing-focused areas at this scale should have more amenity space at grade, such as yards or patios.

**There will be NO areas set aside for only single-detached homes**

## Impact on Single Family Home Neighbourhoods (R1 Districts)





# Impact on Single Family Home Neighbourhoods (R1 Districts)

Figure 20: Neighbourhood Housing Local Cross-Section

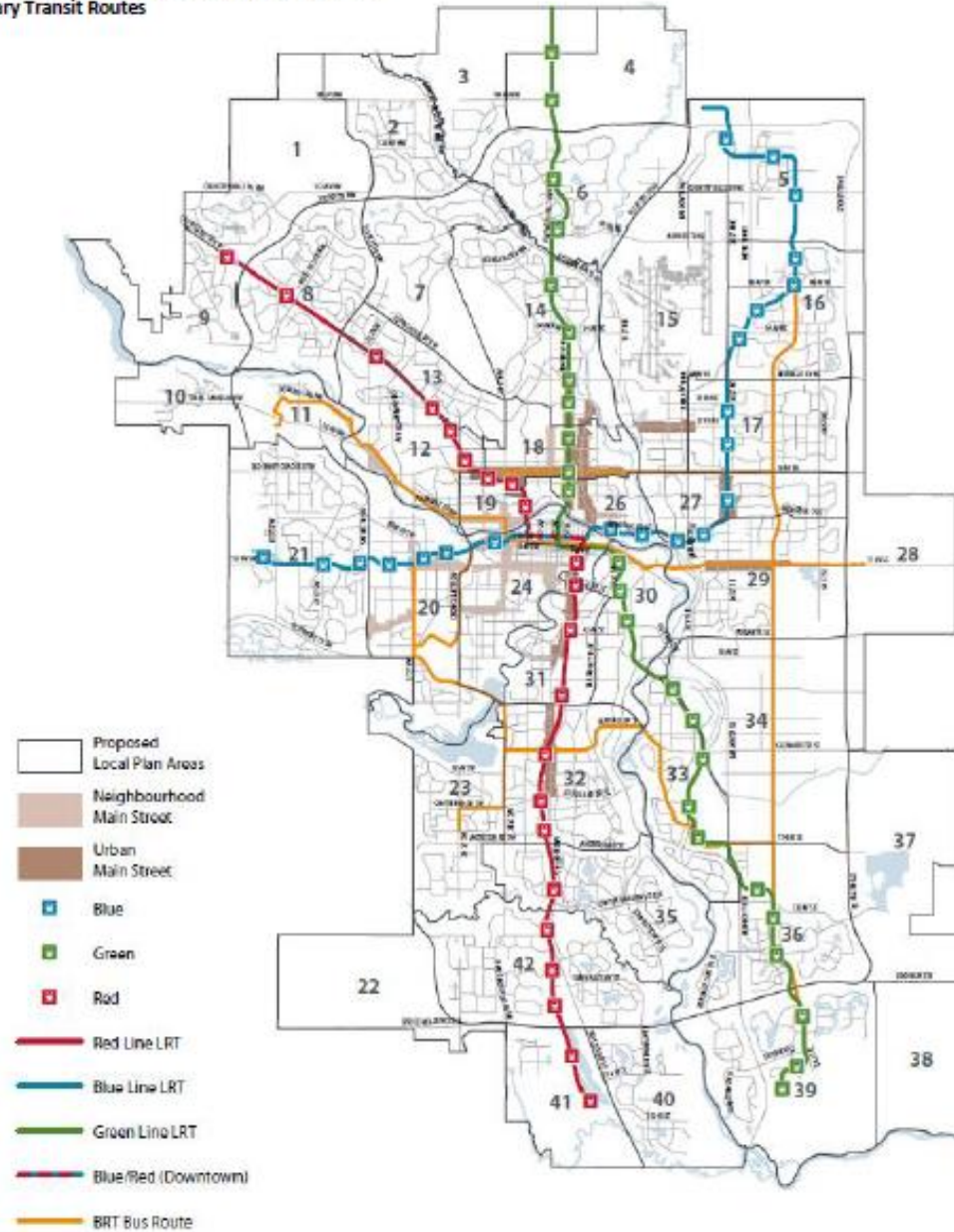


## Local Area Plans

- 42 multi community Areas
- Plan Teams:
  - redraw the District Maps, set out districts and applicable Urban Forms
  - Led by City Planners, representative from Community association, other members from the community and industry.
  - The Planners decide which Communities and which other members.
  - The Planners will write the final report in collaboration with the Plan Team.
  - The Plan will be presented to Council for a Public Hearing and approval.
  - They expect it will take about a year to develop a Plan and they will be working on about 4 at a time starting with the Inner City.

Figure 1: Sample Layout of 42 Local Growth Plan Areas that are organized around Main Streets and Primary Transit Routes

EHBCA is in Area 31

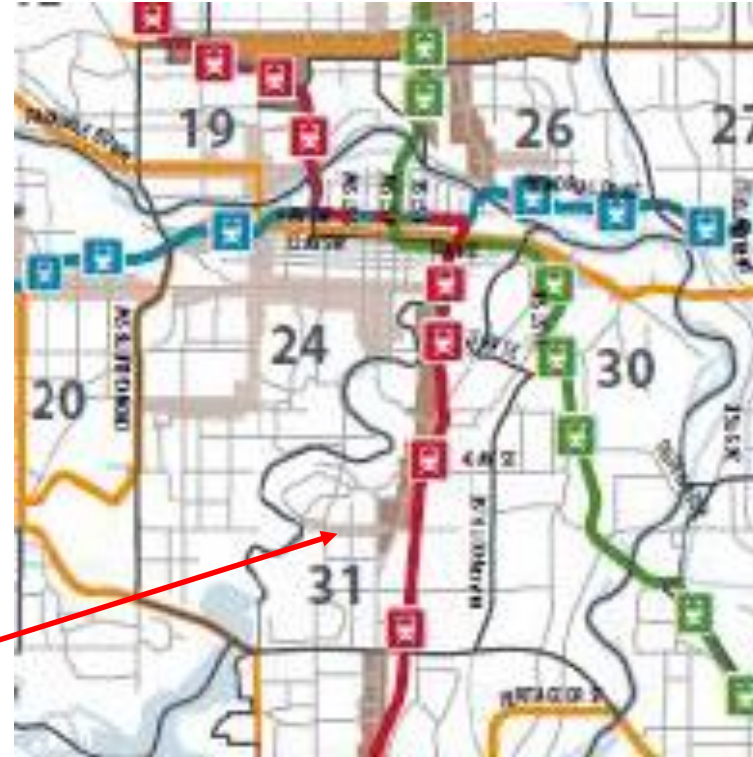


## Impact on Single Family Home Neighbourhoods (R1 Districts)

### Area 31 Local Area Plan

#### Boundaries

- West: Elbow River & Glenmore Reservoir
- South: Glenmore Trail
- East: Blackfoot Trail
- North: 25<sup>th</sup> Ave
- 50<sup>th</sup> Avenue SW Main Street



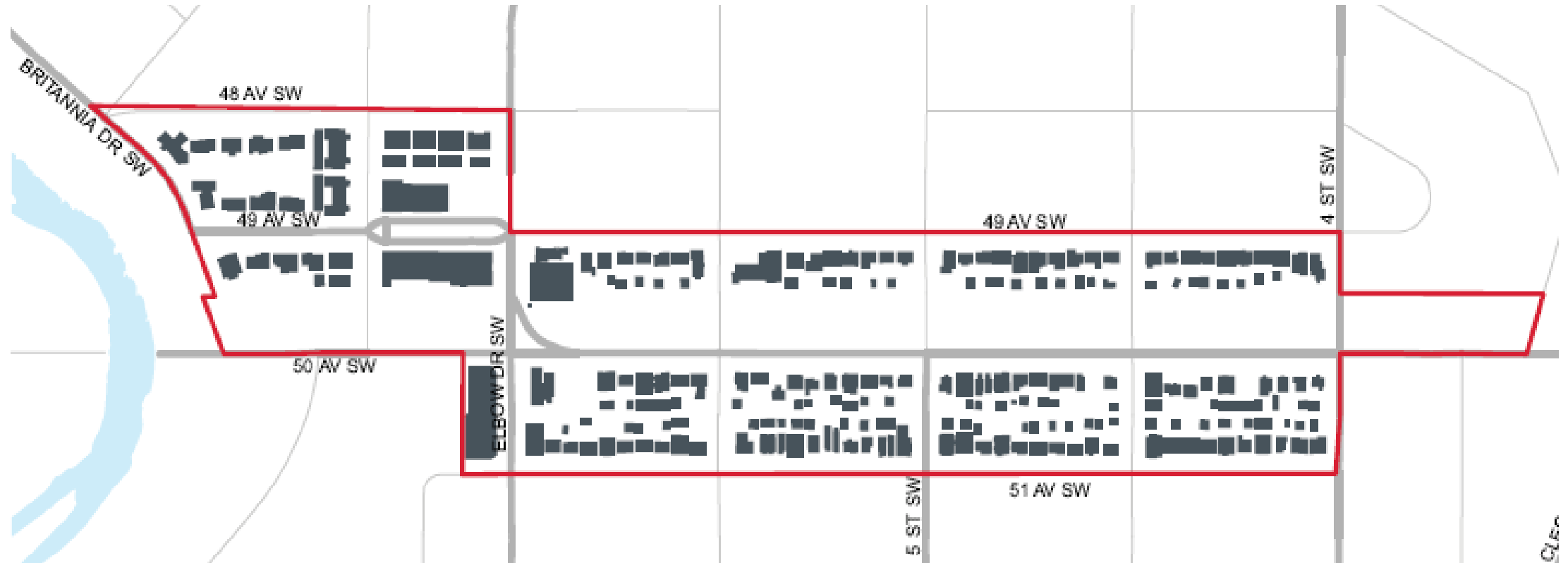
## Impact on Single Family Home Neighbourhoods (R1 Districts)

### Community Associations

- Earlton
- Rideau, Roxboro
- Parkhill
- Elboya, Britannia
- Windsor Park
- Mayfair, Belaire
- Meadowlark Park
- East of Macleod Trail : Manchester Industrial

# Impact on Single Family Home Neighbourhoods (R1 Districts)

## 50<sup>th</sup> Avenue SW Main Street



## 50 Avenue SW **future**

MDP target: at least double the jobs and people per hectare

### Growth potential

Growth for this main street area is significantly less than the Municipal Development Plan target. The most relevant factors contributing to this are market desire and consumer preference, which haven't driven redevelopment. Land use districts (zoning) must be in place to enable redevelopment potential to increase to desired population and employment levels, but strong market interest is a key for fueling new construction. Support from City services and infrastructure can have a positive impact on market demand and will contribute to the evolution of this main street.



## 50 Avenue SW **future**



### **Diversity of housing (mixed use residential)**

When 50 Avenue SW main street users provided input about the future of this area, they shared that they'd like to see the potential for a mix of complementary land uses, including commercial, residential, live/work and office.

#### **Desired outcomes**

- Maximize the amount of active building frontage
- Consider spaces that allow future markets, events and festivals



### **Public and park spaces**

50 Avenue SW main street users indicated that they would like to create a central gathering place and ensure sufficient amenity space to support multi-residential.

#### **Desired outcome**

- Incorporate public art that reflects the community values and identity
- Improve connectivity between parks and opens space



## Impact on Single Family Home Neighbourhoods (R1 Districts)

### Action to Date

- Letter to Councillor Farkas
- Network with other CA's
- Dialogue with City planners

## Impact on Single Family Home Neighbourhoods (R1 Districts)

### Possible Future Action (my thoughts)

#### Changes to the Guidebook:

- get professional Urban Planning advice
- demonstrate the value of pockets of contiguous R1 neighbourhoods

#### Current Activity

- mobilize public interest.
- insure we fully participate in the Plan Teams.

#### Political Action

- lobby all the Councilors and Mayor.

#### Legal Action, CAs with Restrictive Covenants “one single family dwelling house...on each lot”

- get legal advice regarding using RC's to protect R1

## Impact on Single Family Home Neighbourhoods (R1 Districts)

### What can you do?

- Provide your comments/feedback/suggestions
  - [president@elboyabritannia.com](mailto:president@elboyabritannia.com)
  - [britanniacaveat@elboyabritannia.com](mailto:britanniacaveat@elboyabritannia.com)
  - [britannia.community@gmail.com](mailto:britannia.community@gmail.com)
  - Mike Read, 403-809-9387
- Attend City Information sessions, let the Planners know your views
- Contact Councilors and Mayor
- Volunteer to help you Community Association Planning groups
- Contribute to Community Association funds to pay for professional and legal advice