Summary of New Community Planning Guidebook Changes

The New Community Planning Guidebook was updated to remove redundant or conflicting policies with Calgary Plan. In addition to the changes listed in this document, minor edits to text were made as needed to update and remove obsolete references no longer necessary. In the event of a conflict or inconsistency between the Calgary Plan and Appendix A: The New Community Planning Guidebook, the Calgary Plan will prevail.

A summary of changes are listed below:

Current Guidebook Location	**Current Guidebook Text**	**Calgary Plan Appendix A Text**	**Rationale**
2.9 Transit Station Priority Areas	Transit Station Priority Areas (TSPAs) policies.	[removed]	TSPAs apply in identical areas to the "Neighbourhood - High Activity" urban structure category. Duplicate can be deleted.
3.1.1.2.a.iii Regional Pathways	The regional pathway network should aim to: […] iii. align with and connect to the Calgary Greenway System and Green Corridors, where applicable;	The regional pathway network should aim to: […] iii. align with and connect to the Calgary Greenway System and Green Corridors, and the Wheeling Network, where applicable;	Added reference to the Wheeling Network.
3.1.1.4.b On and Off Street Bicycle routes	Appropriate cycle tracks for off-street cycling or bike lanes or wide curb lanes for on-street cycling should be provided for identified cycling routes.	[removed]	Calgary Plan and Guidebook Appendix doesn't typically identify specific facility type and design. Remove from guidebook.
3.1.4.1.e Mobility in Neighbourhood Activity Centres and Neighbourhood Main Streets	On-site parking areas should be located behind buildings and not directly adjacent to a (Neighbourhood or Urban) Boulevard where there is on-street parking across the frontage of the non-residential uses. Where there is no on-street parking, parking may be allowed to the side of buildings.	On-site parking areas should be located behind buildings and not directly adjacent to a street where there is on-street parking across the frontage of the non-residential uses. Where there is no on-street parking, parking may be allowed to the side of buildings.	Neighbourhood and Urban Boulevard no longer applicable street type. Updated to simplify terminology.

Current Guidebook Location	Current Guidebook Text	Calgary Plan Appendix A Text	Rationale
3.1.5.3 On-street Parking	On-street parking is highly encouraged to support a mix of uses and improve the pedestrian realm throughout Transit Station Planning Areas (TSPA), any Activity Center or any Main Street.	[removed]	Policy is redundant with parking policies in Calgary Plan 2.2.7. Removed from guidebook.
3.2.1 Utility Infrastructure	1. Urban development in each Plan Area shall be serviced with municipal water, sanitary sewer and stormwater infrastructure and shallow utilities (i.e. gas, cable, electricity, telephone) as determined necessary by utility providers.	[removed]	Policy redundant with utility policies in Calgary Plan section 4.4 and 4.5. Removed from guidebook.
3.2.1 Utility Infrastructure	2. The provision, alignment and capacity of water distribution mains and water mains, sanitary sewer mains and trunks and stormwater mains and trunks within a development shall be in accordance with City standards, and confirmed through utility servicing studies / analysis.	[removed]	Policy redundant with utility policies in Calgary Plan section 4.4 and 4.5. Removed from guidebook.
3.2.1 Utility Infrastructure	3. The location of all utilities and the provision of rights-of-way and easements and related line assignments should be addressed to the mutual satisfaction of The City, the applicant and the utility companies and may be refined at each stage, as needed.	[removed]	Policy redundant with utility policies in Calgary Plan section 4.4 and 4.5. Removed from guidebook.
3.2.1 Utility Infrastructure	4. Utility rights-of-way and easements and public utility lots shall be provided as required to accommodate the development or the extension of municipal utilities necessary for development.	[removed]	Policy redundant with utility policies in Calgary Plan section 4.4 and 4.5. Removed from guidebook.

Current Guidebook Location	Current Guidebook Text	Calgary Plan Appendix A Text	Rationale
3.2.1 Utility Infrastructure	5. Utility rights-of-way should be designed to reduce the setback of buildings from the street wherever possible and ensure the long-term viability of street trees.	[removed]	Policy redundant with utility policies in Calgary Plan section 4.4 and 4.5. Removed from guidebook.
3.2.2.6 Water and Sanitary Servicing	Utility placement will minimize impact to Environmental Open Space. Outline Plan/Land Use Amendment Applications shall identify the location of proposed infrastructure utility rights-of-way.	[removed]	Policy redundant with utility policies in Calgary Plan section 5.1.3. Removed from guidebook.
3.2.3.1.a Stormwater	Prior to approval of an Outline Plan/Land Use Amendment Application, a Master Drainage Plan, in conjunction with an Area Structure Plan should be prepared and approved by The City of Calgary Water Resources and the Parks Business Units.	[removed]	Policy redundant with utility policies in Calgary Plan section 5.1.3. Removed from guidebook.
3.2.3.2.a Stormwater Ponds	Stormwater ponds should be located on a public utility lot. Alternate land use conditions may be considered, subject to approval from Development Engineering.	[removed]	Policy sufficiently addressed in Calgary Plan section 4.5 and stormwater management and design manual. Removed from guidebook.
3.2.3.2.b Stormwater Ponds	Engineered stormwater wetlands may be integrated within acquired Environmental Open Space where there is no significant impact to natural habitat, as demonstrated in an approved biophysical impact assessment.	[removed]	Policy sufficiently addressed in Calgary Plan section 4.5 and stormwater management and design manual. Removed from guidebook.
3.2.3.2.c Stormwater Ponds	Requirements for stormwater outfall discharge locations, maximum allowable release rates, unit area release rates, runoff volume control targets, and stormwater treatment, should be consistent with the approved Master Drainage Plan for the Plan Area.	[removed]	Policy sufficiently addressed in Calgary Plan section 4.5 and stormwater management and design manual. Removed from guidebook.

Current Guidebook Location	Current Guidebook Text	Calgary Plan Appendix A Text	Rationale
3.2.3.3 Stormwater Best Management Practices	As part of the preparation of the Master Drainage Plans and Staged Master Drainage Plans, alternative methods for stormwater volume control, peak flow control and water quality enhancement should be assessed with regard to natural features of the watershed, source controls, low impact development methods, and the conservation of open space. Stormwater best management practices should be designed to: include low-impact development solutions in accordance with all relevant City of Calgary policy; introduce measures to mitigate impacts to water quality that could potentially result from development; maintain or restore the natural hydrological processes of a site; preserve natural site features and topography, and; control stormwater as close to its source as possible.	[removed]	Policy sufficiently addressed in Calgary Plan section 4.5 and stormwater management and design manual. Removed from guidebook.
3.3.1 Variety of Services and Facilities	Site requirements for community services and facilities will be determined by each ASP.	[removed]	Policy redundant with Calgary Plan section 5.1.1. Removed from Guidebook.
3.3.6.1.b Older Adult Housing	Where provided, older adult housing should be: […] b. Provided within a MAC, TSPA, or NAC to facilitate access to services and amenities	Where provided, older adult housing should be: […] b. Provided within a MAC, ~~TSPA~~, or NAC to facilitate access to services and amenities	Removed TSPA reference as policies have been removed.

Current Guidebook Location	Current Guidebook Text	Calgary Plan Appendix A Text	Rationale
4.1.2.2 Guidebook Interpretation Precedence	This Volume/Part (Volume 2, Part 1) of the MDP (i.e. the new Community Planning Guidebook) represents and ongoing implementation of Volume 1 of the MDP. If there is a conflict between the provisions in this Volume/Part and the provisions in Volume 1 of the MDP, Volume 1 takes precedence. Opportunities to revise Volume 1 of the MDP when, through this process, conflicts arise between this Volume and Volume 1, and while Volume 1 takes precedence, every opportunity to amend Volume 1 to reflect lessons learned through this implementation process should be taken, as soon as possible, and preferably before built outcomes ensue.	The new Community Planning Guidebook represents and ongoing implementation of Volume 1 of The Calgary Plan. If there is a conflict between the provisions in this appendix and the provisions in The Calgary Plan, The Calgary Plan takes precedence. Opportunities to revise The Calgary Plan, through this process, conflicts arise between this appendix and The Calgary Plan, and while The Calgary Plan takes precedence, every opportunity to amend The Calgary Plan to reflect lessons learned through this implementation process should be taken, as soon as possible, and preferably before built outcomes ensue.	Updated referencing. No change from current hierarchy between Volume 1 and the current guidebook. The Calgary Plan takes precedence over the appendix when conflict or inconsistency exists between policies.
4.1.3.4 Definitions	For New Community Planning Guidebook definitions, Refer to the Municipal Development Plan: Volume 1, Part 6 – Glossary.	[remove]	Policy redundant. Appendix includes necessary terminology within text. Removed from guidebook.
4.3 Growth Applications	Growth Application policies.	[remove]	Policy moved to Calgary Plan. Removed from Guidebook.
4.4 Intensity / Density	The method in the Guide to the MDP and CTP will be applied when evaluating density and intensity. For a list of land uses and landscape features that are included and excluded from the Gross Residential Area, refer to the Calgary Snapshots document.	The method in the Guide to the MDP and CTP will be applied when evaluating density and intensity. For a list of land uses and landscape features that are included and excluded from the Gross Residential Area, refer to the Calgary Metropolitan Region Growth Plan document.	Updated referencing to current location of guide to Gross Residential Area calculation.