

### What is a local area plan?

A local area plan sets the vision for growth and change in a group of communities over the next 30+ years. A local area plan provides guidance and direction on development and investment that residents, landowners, builders/developers, City Planners and Councillors can commonly refer to when new ideas are proposed for the area.

### Why is a local area plan needed?

All neighbourhoods change and evolve over time – buildings gain character, community demographics change, trees mature, local amenities and businesses change ownership and offerings.

Redevelopment is a natural part of a community's life cycle, which often begins when communities reach a certain age and homes, buildings and amenities need to be revitalized or replaced. When communities reach this stage, a local area plan is a helpful tool to have in place to help guide decisions when new homes, developments and local investments are proposed and considered.

### Why do we need to welcome more homes and people into our communities?

While Calgary's population has been growing approximately 1.8 per cent every year since 1985, the peak population within 86 per cent of Calgary's established communities has declined. In the Heritage Communities, for example, population has declined approximately 8% over the last 50 years.

Population stability within established communities is essential to support local schools, businesses, services and infrastructure. Greater housing choice and diversity supports increased population and stabilization within Calgary's established communities.



Older homes are often renovated or replaced. Homeowners and landowners have the right to apply to build or rebuild on their land at any time.



New homes, such as this single-detached home, are often larger when rebuilt (up to a maximum height of 3 storeys or 11 metres and 45 per cent lot coverage).



Semi-detached homes, such as this home, have the same height and lot coverage maximums (up to 3 storeys or 11 metres and 45 per cent lot coverage) as single-detached homes.

Expanding the types of homes that can be built is a great way to improve housing choice in a community naturally over time – in turn supporting population stability, local schools, businesses, services and infrastructure.

### **Will the zoning change if the Heritage Communities Local Area Plan is approved?**

No. The Local Area Plan itself does not rezone (redesignate) land. Property/landowners determine if and when to propose to rezone their land. If a land use rezoning were brought forward by a property/landowner, it would be reviewed for alignment with the Heritage Communities Local Area Plan if the Local Area Plan were approved by Council. The Local Area Plan provides direction that would inform and guide decisions about future development and zoning proposals in the area. If the Local Area Plan were not approved, applications to rezoning would be reviewed against the direction of broader Council-approved plans such as the Municipal Development Plan.

The City of Calgary may propose to redesignate (rezone) land and does so periodically in connection with initiatives such as the Main Streets program or the Land Use Bylaw; however, no rezoning is being proposed in connection with the Heritage Communities Local Area Plan. Any proposals to rezone or redesignate a parcel must always include opportunities for public involvement and notification.

### **If the Heritage Communities Local Area Plan is approved, can landowners or developers start building anything outlined in the Plan with no community input?**

The City must review all proposals for development and land use rezoning. New development ideas and land use proposals always go through a detailed review and approval process. Public input on development and land-use (zoning) applications is an essential part of this process.

If a proposed development does not align to the existing zoning a land use redesignation (rezoning) application is required.

If a proposed development aligns with the existing zoning (as outlined in the Land Use Bylaw), a development permit is required.

Proposal to redesignate or rezone land are reviewed against applicable Council-approved policies, such as a local area plan (if/where one exists) and the Municipal Development Plan (if more detailed local guidance is not in place).

You can learn more and provide your input on all development and land use proposals at [calgary.ca/development](http://calgary.ca/development).

### **What types of homes are supported where in the Heritage Communities Local Area Plan?**

Single-detached and semi-detached homes are supported on every residential lot as they have the same maximum lot coverage and height, resulting in very similar looking homes, but with two doors and homes instead of one. Expanding the option to build a semi-detached home or a single-detached home will help support population renewal and continued community vitality.



**Single-detached homes and semi-detached homes supported on all residential lots.**

Areas closer to local amenities are seen as key areas to accommodate additional homes, people and growth. These areas could accommodate new single-detached homes, semi-detached homes and homes that are three storeys or less but include three units or more (such as rowhouses or townhomes). Welcoming more homes and people around LRT stations, larger parks, and on corner lots means more people can get around more easily and have access to green spaces.



**In addition to single-detached and semi-detached homes, homes that are three storeys or less with three units or more (such as rowhouses and townhomes) are supported on parcels with a lane that is also within transit station areas, adjacent to a larger parks or on corner lots.**

Larger multi-residential homes are also supported in specific areas including along Macleod Trail S, near transit stations, and in key locations along community corridors such as Elbow Drive SW, Heritage Drive S, Fairmont Drive SE, Acadia Drive SE, and 90 Avenue SE.

## How did you engage the community in developing the Plan?

A variety of opportunities for involvement were available through the process that aimed to accommodate a range of participation interests and intensities, as well as to remove barriers to participation.

Engagement opportunities and methods included: Heritage Communities Working Group sessions, in-person and virtual engagement sessions (with the public, community associations & development industry representatives), pop-up engagement events, online engagement, mailed engagement packages, My Idea Stations, Conversation Starter Kits and community walk & talks (with community association representatives).

Through the project, over 2 million advertisements were displayed to help raise awareness of the project and opportunities to get involved. Methods used to raise awareness included: mailed information, community newsletter articles and ads, large format road signs, social media ads (Facebook, Twitter, Instagram, Nextdoor), digital ads (including video ads on YouTube and audio ads on Spotify), digital and print ads in local restaurants, Communications Toolkits for area Councillors and Community Association representatives to help spread the word.

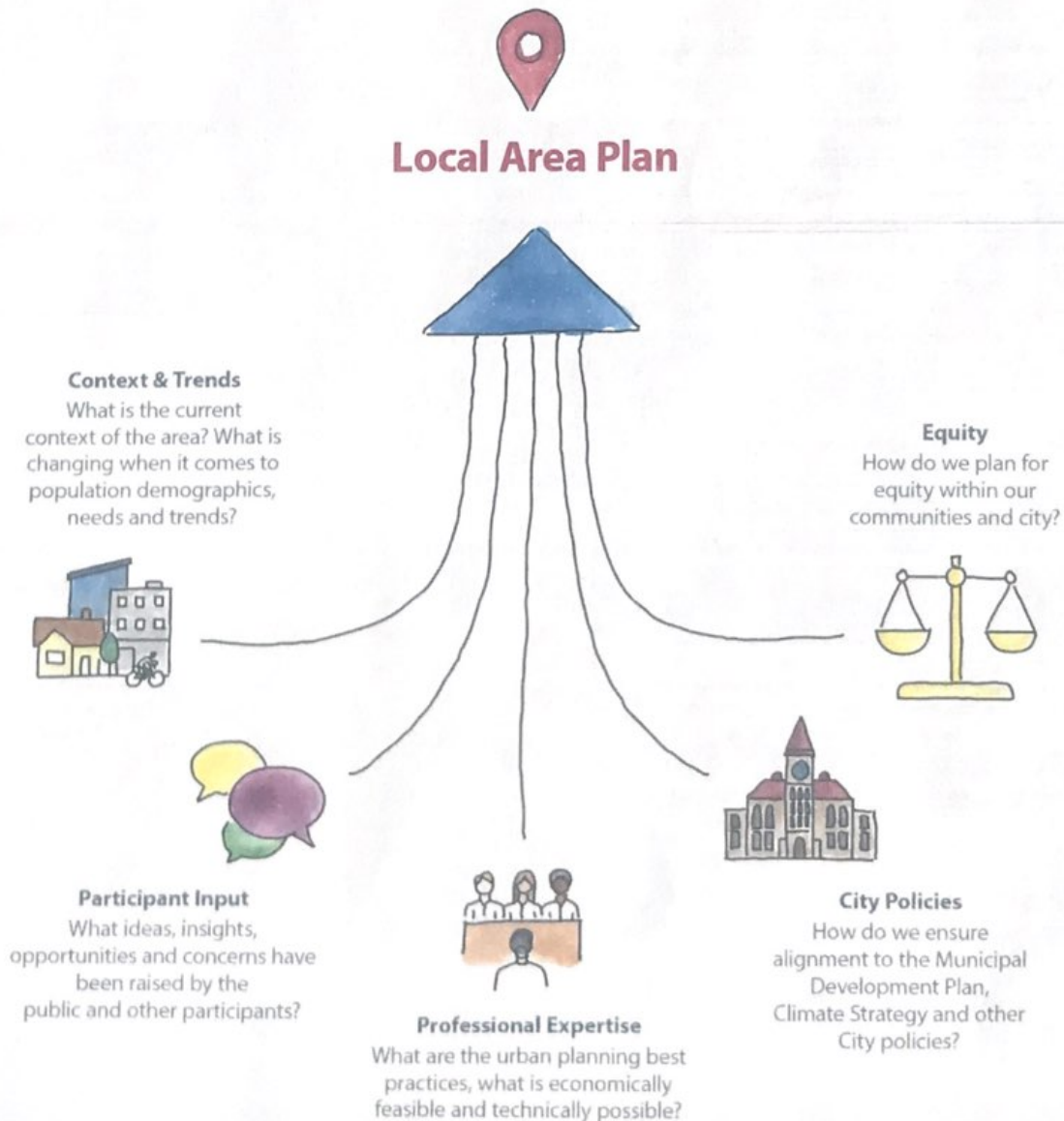
Over 30 public engagement events, 20 community association sessions, 13 working group sessions, and 4 builder/development industry sessions were held. Online engagement was open for 145 days and over 69,000 engagement packages/booklets were mailed to residents and businesses. Overall, there were over 3,000 unique instances of direct engagement and over 5,000 comments were shared.



## How was public input considered in the creation of the local area plan?

Input provided by citizens and other participants helped the project team understand perspectives, opinions and concerns throughout all phases of the project. Input collected in each phase of the project helped influence and inform the concepts and policies that were created and refined throughout the process. Throughout the project, the project team shared what was heard, highlighted the key themes raised, and provided responses for how key themes were addressed and considered.

Although it would be a great outcome, the goal of public engagement is not to reach consensus or make everyone happy. Public engagement is about considering the input, ideas and perspectives of those who are interested in or impacted by decisions, before decisions are made. Participant input is an important part of local area planning, but is one of many areas of consideration. Other areas include: City policies, professional expertise, current context and trends, and equity which all factor into the ultimate decision-making process and concept development.



Public input provided in each phase of the engagement process was compiled, reviewed and considered as each chapter of the local area plan was created.

