



INTERIM UNIT AREA RELEASE RATE REQUIREMENTS FOR REDEVELOPMENT

In collaboration with BILD Calgary and NAIOP Calgary, Water Resources has reviewed the stormwater release rate requirements as they relate to redevelopment. In established communities, the permissible stormwater release rate requirement is provided by Water Resources at the development permit (DP) stage and is determined based on the critical unit area release rate (UARR) for the catchment area. The critical UARR for each catchment area has been established by Water Resources based on the design capacity for the respective pipes downstream of the development. In many cases, the critical UARR provided is low (~20L/s/ha) due to the design standards that were used when the established neighborhoods were designed.

Water Resources is committed to supporting redevelopment efforts to increase density and revitalize established communities. Effective stormwater management is an important consideration in the design of the redevelopment sites to ensure the following:

- Redevelopments in established communities are meeting a stormwater management design standard that reduces the risk of property damage due to flooding and is based on best practices and existing constraints
- Existing customers within the established communities are not being adversely impacted by redevelopment in the area
- All types of redevelopment are being treated equally
- Redevelopment is occurring sustainably and supports protecting our sensitive watersheds

Interim Requirement:

For redevelopment sites, in established neighborhoods it is challenging to find practical design solutions for the stormwater storage requirements based on the critical UARR. As an interim approach while the Stormwater Strategy and Stormwater Management Plan are being developed an interim UARR of 50 L/s/ha will be applied to all new redevelopment sites unless a higher critical UARR has been provided at the DP stage.

Free Flow Areas:

Water Resources recognizes that some uncontrolled free flow is unavoidable on redevelopment sites. On street or lane facing areas, Water Resources will allow small free flow areas when the following has been demonstrated:

- The area of allowable uncontrolled free flow is calculated based on 2m width for the street/lane facing sides of the parcel. A minimum of 120m² of uncontrolled free flow will be permitted on inner lots, with less street/lane facing sides.
- Resilient landscaping has been maximized on the site
- Roof drainage is controlled, and not contributing to the free flow area
- The on-site storage requirements shall be based on the entire parcel size, including the footprint of the free flow area

Implementation:

The interim UARR of 50L/s/ha will be effective immediately. Water Resources will contact consultants for all impacted development site servicing plan (DSSP) applications currently in the queue to provide the option of cancelling the current review and revising and resubmitting with the new interim UARR.

All previous issued approvals will continue to be honoured. Sites that had a DSSP approved with a UARR lower than 50 L/s/ha may submit a full DSSP revision using the new interim UARR of 50L/s/ha. The revisions will be subject to the normal fees and review timelines (4-6 weeks depending on storm model components). Small format submissions will not be accepted for this change and no expedited timelines will be provided. Sites that had a detailed stormwater management report (SWMR) with a UARR lower than 50 L/s/ha may not be eligible to use the interim UARR of 50 L/s/ha. Please contact Water Resources, Development Approvals before submitting a new revision.

For more information, please contact Maggie Choi, Leader of Development Approvals at Maggie.Choi@calgary.ca.