Item #7.2

Scope of Work – Outline Plan Design Gaps

1.0 Background

The Urban Design Review Framework (Framework) project (PUD2017-0601) explored ways to better incorporate design review to achieve great outcomes. In July 2017 Council approved a number of improvements to urban design review processes that were identified through consultation with internal and external stakeholders.

Through this discussion, Council also directed Administration to, "(identify) and evaluate what, if any, design gaps currently exist in new outline plans, and determine, in conjunction with the development industry and stakeholders, how best to address that gap, and redundancies that may exist among the organizational bodies involved in the review process".

Note: Administration has interpreted the "redundancies" portion of the direction to apply broadly to all items reviewed through the Framework process, not just outline plans. This aspect of the motion will be discussed in Attachment 2.

2.0 Purpose

The purpose of this document is to outline a work plan to respond to Council's direction regarding possible design gaps in outline plans.

3.0 Context

Outline plans are proposed subdivision plans that include design details of the block pattern configurations, the hierarchy of roadways, the distribution of open space in a new area, and the general location of different land uses. They are usually processed together with land use amendments, to ensure a workable distribution of land uses, open space, and street networks (i.e. land use districts, the location and classification of streets; the distribution and size of the parks and school sites in the neighbourhood).

Outline plans are a non-statutory, made in Calgary tool; they are ultimately reflected in Subdivision Plans which are statutory.

Until this point, outline plans have generally been reviewed by Calgary Planning Commission only; however, the Urban Design Review Panel (UDRP) has reviewed outline plans occasionally. During the 2017 engagement, UDRP indicated their interest in regularly reviewing outline plans. The UDRP maintains that outline plans could benefit from design review at this early stage of the process. However, industry indicated their objection to UDRP reviewing outline plans, based on their perception that UDRP does not have the appropriate technical expertise to undertake this review. As such, Council directed further stakeholder discussion to identify design gaps in outline plans, if any.

4.0 Stakeholders

Stakeholder Groups include:
- Citywide communities and Federation of Calgary Communities
- Industry stakeholders and BILD Calgary
- Administration
- Committees of Council with an interest in outline plan review (Calgary Planning Commission and Urban Design Review Panel

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- Other stakeholders may be included, as required

5.0 Methodology

The project will explore current outline plan design gaps that may exist, focusing on three areas:
  - Policy
  - Process; and
  - Product (*Built Environment*)

Focusing on these three areas will help clarify which parts of the outline plan process may trigger design gaps, if gaps currently exist. The project team will collaborate with stakeholders through a series of workshops to identify and evaluate issues and opportunities for each focus area and determine in collaboration how best to address these issues.

Three stakeholder-specific workshops were held 2018 January. The Appendix contains a "What We Heard" summary.

6.0 Timelines

The following timeline is proposed:
- January   Stakeholder workshops
- March – April Project Chartering / Terms of Reference
- May   Engage
- June   Evaluation
- July   Engage
- August   Exploring Strategies
- September   Engage
- October   Refining Strategies
- November   Engage
- Q1 2019   Report back to Council, as per Council direction

7.0 Deliverables

The following deliverables are anticipated through this process:
- What We Heard overview
- Summary of Process Results (as outlined in the Methodology)
- Analysis of Results
- Recommendations regarding the design gaps in outline plans, pursuant to the analysis

8.0 Budget and Funding

No additional budget is needed to conduct this work.

9.0 Risks

There are currently questions surrounding the review of outline plans for potential design input. If these are not addressed, all parties involved in the review of outline plans will continue to lack

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clarity regarding process and roles. This may have impact on application quality, timelines and policy.

There is also a risk that stakeholders will continue to disagree about whether there are design gaps in outline plans.

Appendix: Outline Plan Design Gap Workshop Summary

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Outline Plan Design Gap Workshop Summary

Outline Plan Design Gap Workshops Summary

Jan 9th

City Wide Communities & Federation of Calgary Communities

- Complete Communities design principles connectivity, walkability, safety, sense of place, fit with the context, pedestrians first are important to make a community livable for all people.
- Community trusts City planners to ensure public good.
- Approved policies and plans matter.
- Outline plans are two dimensional, it is missing the description of the vision.
- Simple language to communicate.
- Tools to engage communities need to be more accessible.
- Multiple developers don't work well together.

Jan 16th

City Internal Stakeholders

- Outline Plans are technical applications.
- Absence of a Master Plan or translation of vision to Land Use and Outline plan applications is an issue.
- Design review comments are too late to make changes.
- Outline plan review process is inconsistent.
- Development Engineers, Transportation and Parks are mostly concerned about technical review, design configuration is not part of the review.

Jan 23rd

External Stakeholders & BILD Calgary

- Many players with diverse interests
- Disconnect between developer vision and City vision.
- Who drives the larger decision making, certain departments or Council.
- Challenging standards to accomplish good community design (e.g. Fire)
- Unclear / inconsistent review process of outline plans at the City.
- Too much information to be incorporated in one document (outline plan).
- Supporting information document is not a requirement of outline plan review.

Workshops input is focused on the following areas:
- Policy
- Process
- Product (Built Environment)