

The word "Calgary" is written in white, sans-serif font on a red rectangular background.

Guidebook for Great Communities

Stakeholder Panel Presentation

November 6, 2019





Panel Members

Representing	Name
BILD Calgary Region	Bev Jarvis
Calgary Planning Commission	James Scott
Federation of Calgary Communities	Leslie Evans
Industry	David White
North Hill Local Growth Plan	Nathan Hawryluk
Administration	Lisa Kahn



Panel Process

October 10, 2019

- Initial meeting

October 16, 2019

- Circulation of North Hill plan
- Discussion around interests and issues

October 23, 2019

- Discuss goals and format for the panel
- Identify outstanding issues

October 28, 2019

- Confirmation of panel members and approach

Principles

- Sets the path for the future planning system, including the Land Use Bylaw
- Informs future local area plans
- Develops a common policy language for built-form outcomes
- Adopted as a policy document to support Municipal Development Plan objectives

Existing Tools, Existing Conversation

- Policies based on scale and use of development
- Outdated policies, not always supportive of goals
- Unclear relationship between Municipal Development Plan, tools and outcomes
- **Helicopter approach:** top-down, aerial view of communities



New Tools for Great Communities

- Policies based on form and function
- Future-focused
- User-friendly documents that various audiences can understand and use
- Creates clear and understandable expectations for growth and community evolution
- Policies that clearly implement MDP vision
- **People approach:** designing for the experience of people in an area

Expectations of the Guidebook

Implement the Municipal Development Plan

Bridge higher level **Municipal Development Plan** policies with **local area plans** and site-specific planning applications.

make it easier to achieve city-wide goals at the community level

Support and Guide Local Area Planning

Provide a consistent system that supports local area planning to enable future growth and change through the urban form classification system and related policies.

make it easier and quicker to complete local area plans

Provide Guidance to Planning Applications

Provide policies to guide planning applications and development outcomes.

have consistent and up-to-date planning policies across all the built-out areas



Going forward – Shared Understanding & Intent

1. Testing and amendments in a timely fashion
 - a) Living document
 - b) On-going testing
 - c) Creation of a sustainment group

2. Future Outreach and Engagement
 - a) With other projects and initiatives
 - b) In-depth discussions and broader outreach
 - c) Strategic approach to minimize fatigue
 - d) Voluntary application testing (with potential for CPC workshops)

3. Future work plan
 - a) Alignment of other Guidebook
 - b) Alignment with future deliverables – Heritage, Established Areas Growth and Change Strategy

Timing of adoption

Option 1: December 16, 2019 Public Hearing of Council

- Statutory document provides authority to move forward with local area plans while still committed to testing mentioned above and report-backs through other project reports
- Allows administration to plan for future phases with more certainty

Option 2: In combination with the North Hill Multi-Community Plan

- Allows stakeholders to have more time with the document and be part of the testing before adoption
- Could reduce version control

Option 3: Non-statutory document until Q4, 2020 to allow for more testing

- Builds trust by having more stakeholders use the document prior to its official adoption
- Allows more time for other projects to catch up – Heritage, Established Areas Growth and Change Strategy



Issues – Still to be resolved

Applicability of the built-form and common policies (Chapter 3)

Option 1: Applied to all built-out communities once the Guidebook is approved

- Equal application of best practices principles to all communities
- More immediate progress city-wide towards development outcomes
- Minimal education/outreach has been done

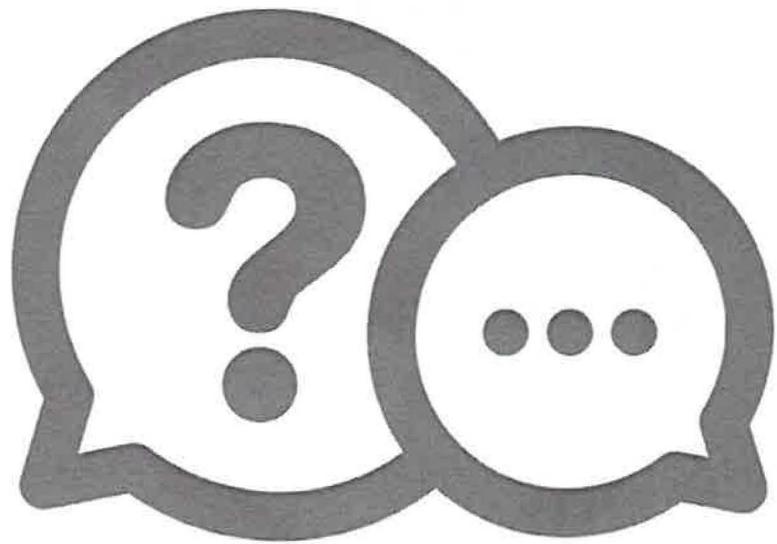
Option 2: Applied to communities as they go through a local area plan process

- Allows for education/outreach prior to application
- Ensures that built-form outcomes in areas that have a future growth plan
- Does not provide a consistent approach to achieving built-form outcomes

Option 3: In addition to Option 2, applied to communities without an existing statutory plan

- Allows for communities without existing plans to have a new plan with updated policies
- Ensures that built-form outcomes are applied in areas that have a future growth plan
- Does not erode trust with communities that have existing statutory plans

Question & Answer with Panel Members



Closing Remarks from Panel Members

