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Transit-Oriented Development Implementation Strategy

PUD2019-1515



TOD Implementation Strategy

Objective

- To enable TOD to thrive in Calgary and, in doing so, to help The City achieve its strategic growth goals.

Integrated corporate approach

- Established Area Growth and Change Strategy
- Guidebook for Great Communities
- Main Streets Program
- Offsite Levies Bylaw Review

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Research

Case study

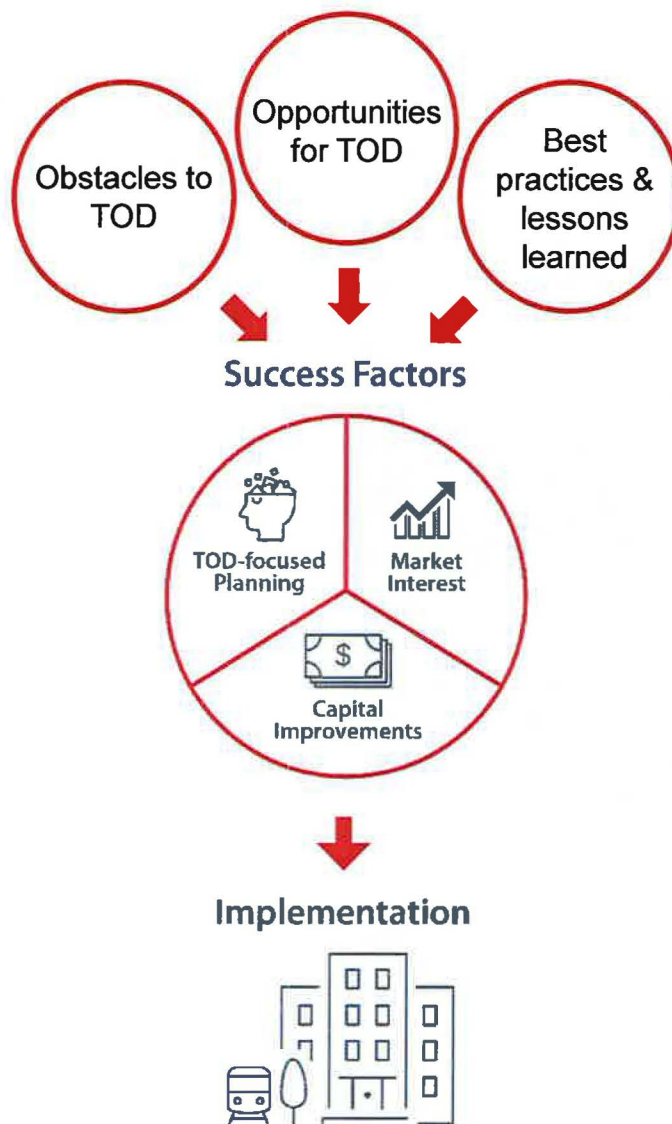
- Denver, Portland, Minneapolis, Toronto and Vancouver
- Reviewed organizational structures, processes and tools

Engagement

- Building and development industry, community, local businesses, planning experts and researchers
- Community charrettes, stakeholder working groups and TOD symposium in October 2018



Success factors of TOD





TOD Program

Strategic Directions

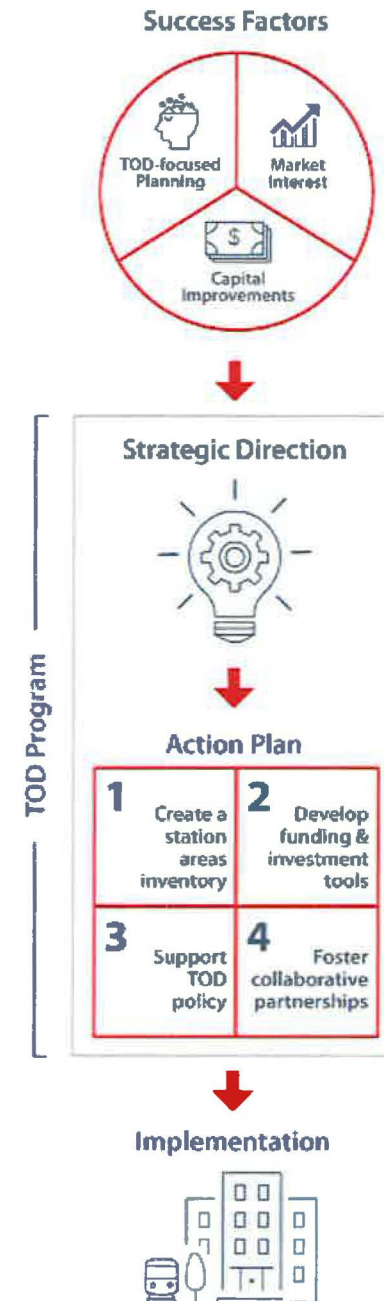
- Integrate opportunities for public investment in TOD as part of a corporate prioritizing investment decisions
- Provide supports to encourage private investment in TOD
- Support planning policy and processes to improve the quality and feasibility of TOD
- Position TOD as a desirable opportunity for community growth and change through collaboration and partnership
- Ensure TOD contributes to The City's broader civic and social goals



TOD Program

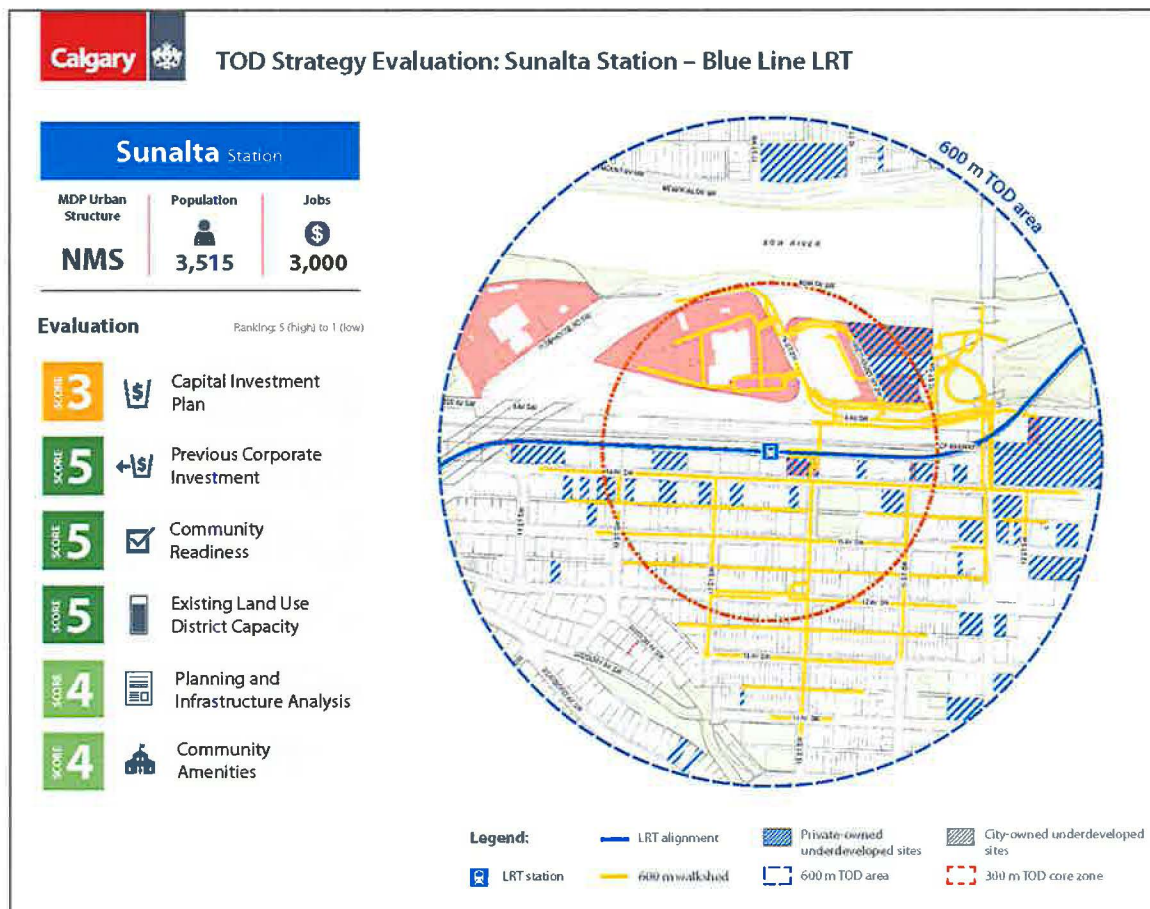
Action Plan

- Action #1 – Complete an inventory of station area evaluations
- Action #2 – Develop funding and investment tools
- Action #3 – Support TOD policy
- Action #4 – Foster Collaborative partnerships





Action #1 – Create station area evaluations

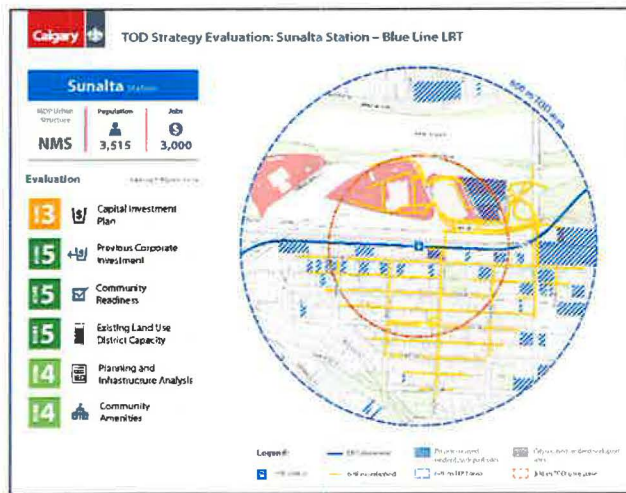


Sample – Station Area Evaluation – Sunalta Station

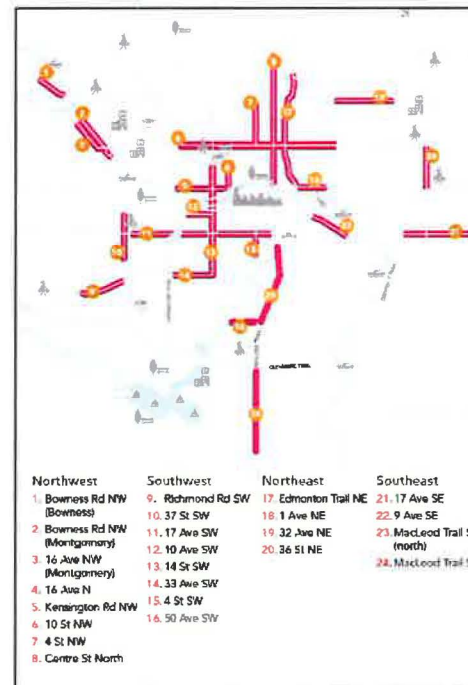


Action #1 – Create station area evaluations

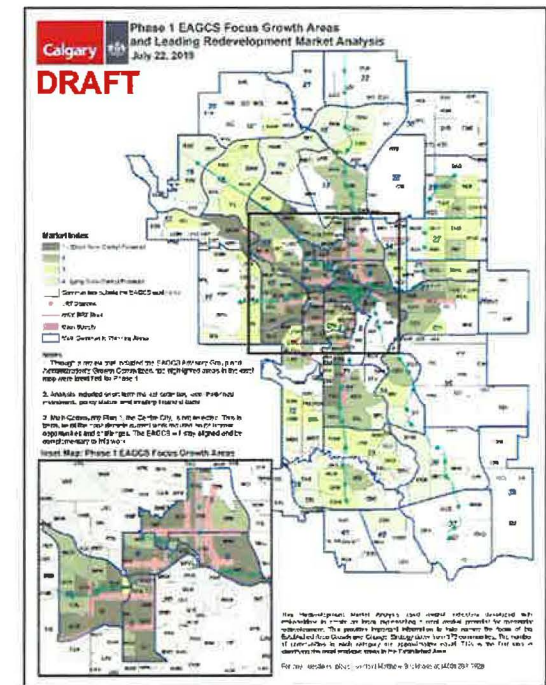
TOD



Main Streets



Established Area



Prioritizing planning work and public investments

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Action #2 – Develop funding and investment tools

Critical to provide consistent funding and investment for capital improvements to support TOD

Two initiatives will help develop new tools:

- Established Area Growth and Change Strategy
- Offsite Levies Bylaw Review



Action #3 – Support TOD policy

Greater consistency between City policies is required to better support an efficient process

- TOD policy has been embedded in the draft Guidebook for Great Communities
- TOD program will support its use in local area plans
 - Implement policy through land use amendments

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Partnership with

Calgary

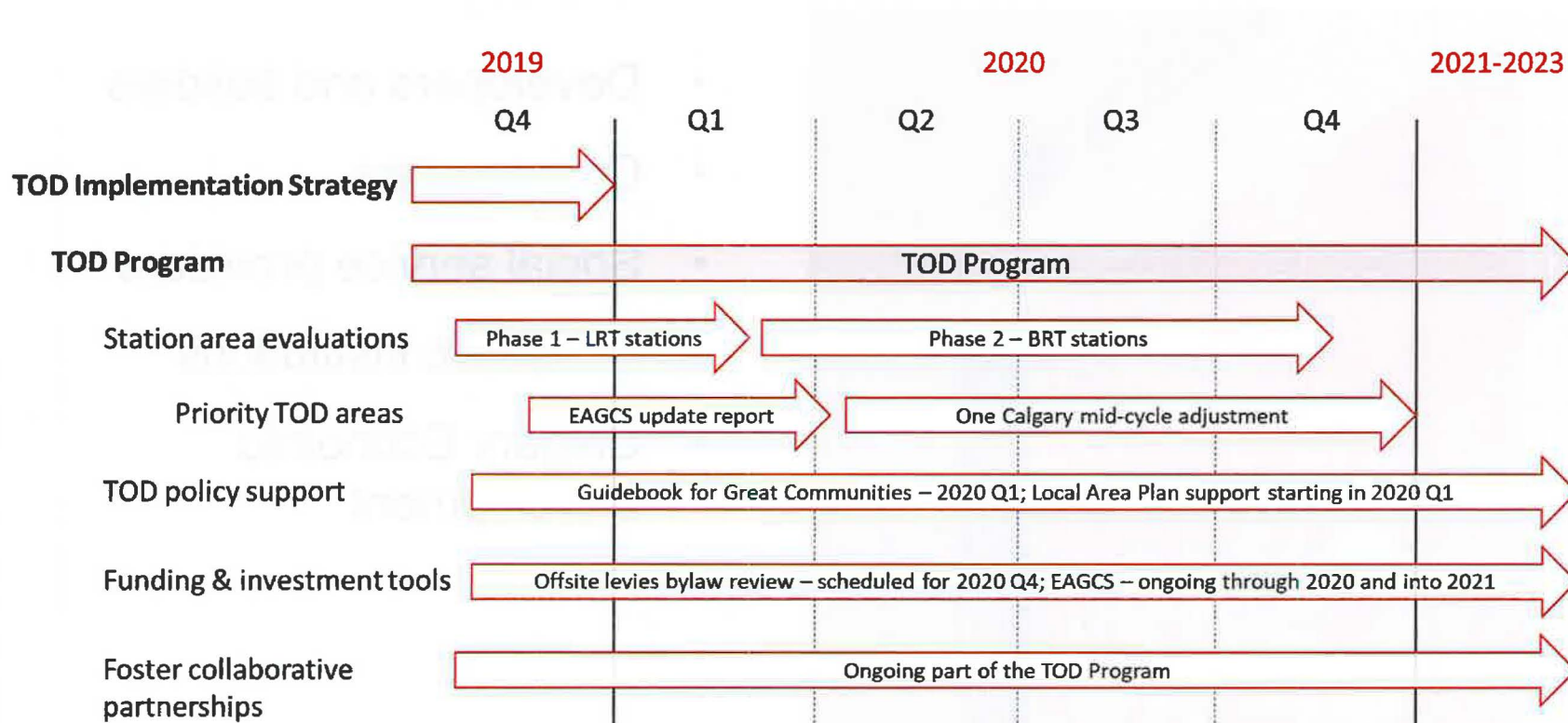


Action #4 – Foster collaborative partnerships

- The City
- Developers and builders
- Communities
- Social service providers
- Academic institutions
- Calgary Economic Development



Timeline





Recommendation

Administration Recommendation:

That the SPC on Planning and Urban Development recommend that Council approve the Transit-Oriented Development Implementation Strategy