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
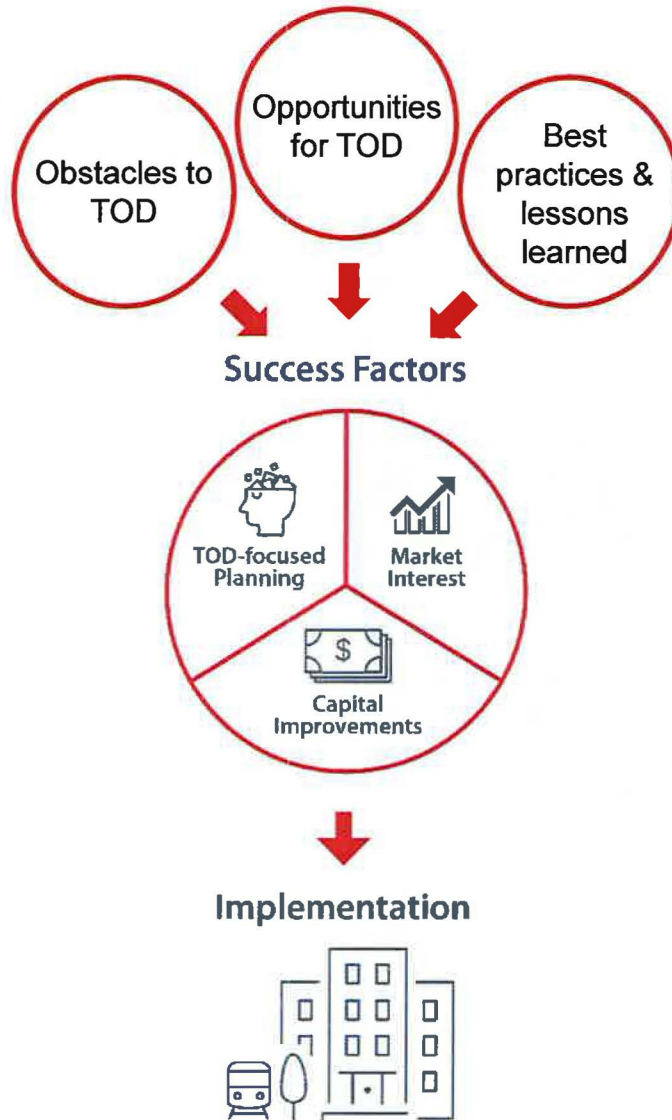
- Offsite Levies Bylaw Review

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

Obstacles to TOD

Opportunities for TOD

Best practices & lessons learned

Success Factors

TOD-focused Planning

Market Interest

Capital Improvements

Implementation

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

Success Factors

TOD-focused Planning | Market Interest

Capital Improvements

Strategic Direction

TOD Program

Action Plan

| 1 Create a station areas inventory | 2 Develop funding & investment tools |
| 3 Support TOD policy | 4 Foster collaborative partnerships |

Implementation

Action #1 – Create station area evaluations
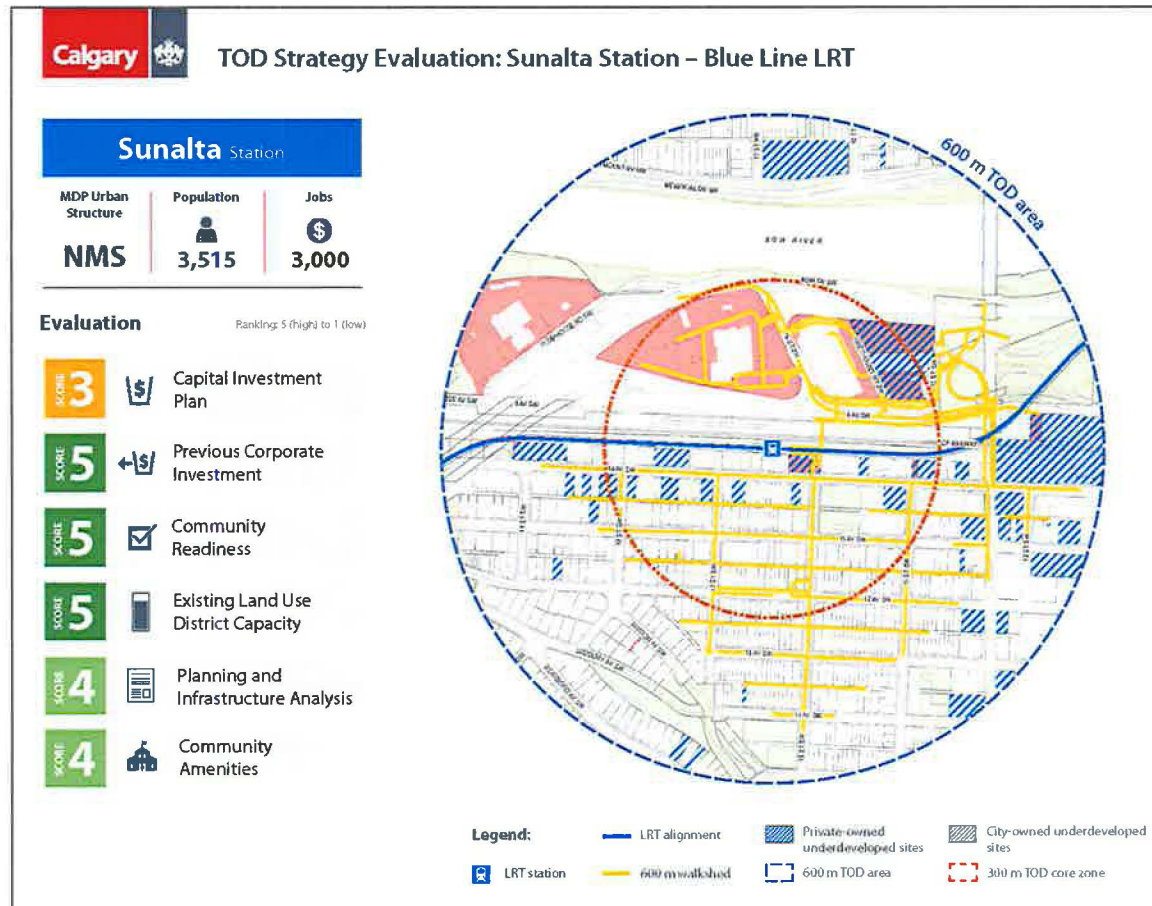
Sample – Station Area Evaluation – Sunalta Station
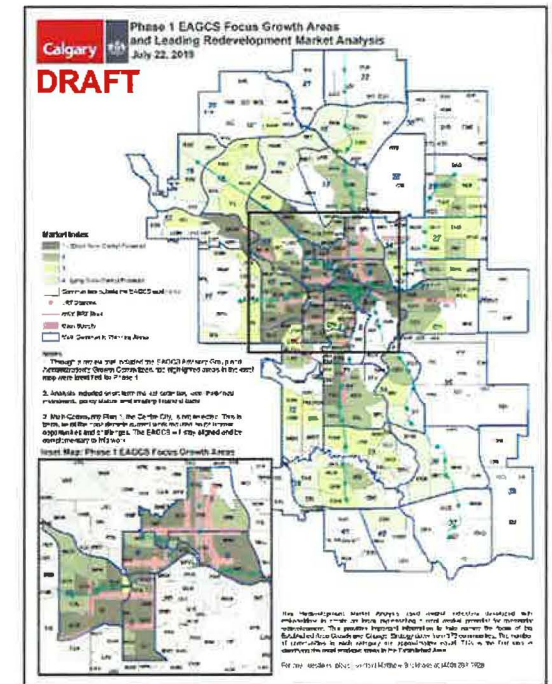
TOD
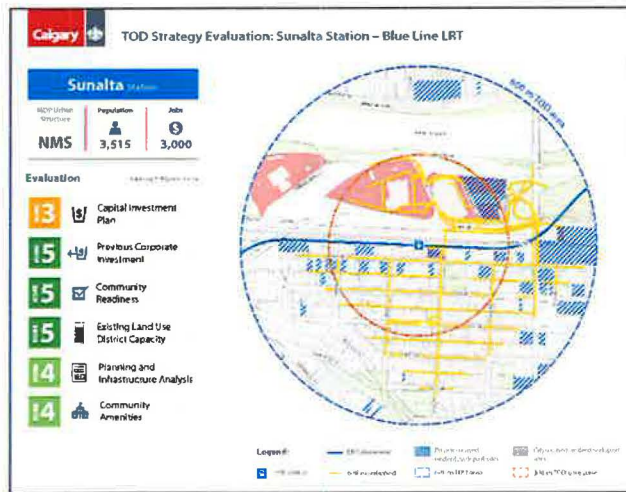
Main Streets
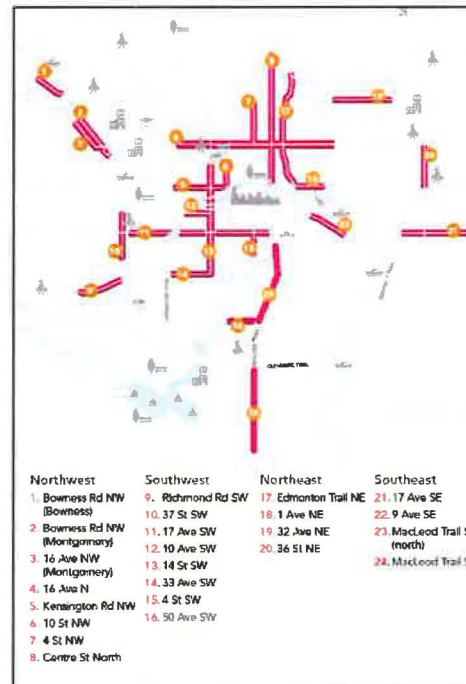
Established Area

Prioritizing planning work and public investments

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
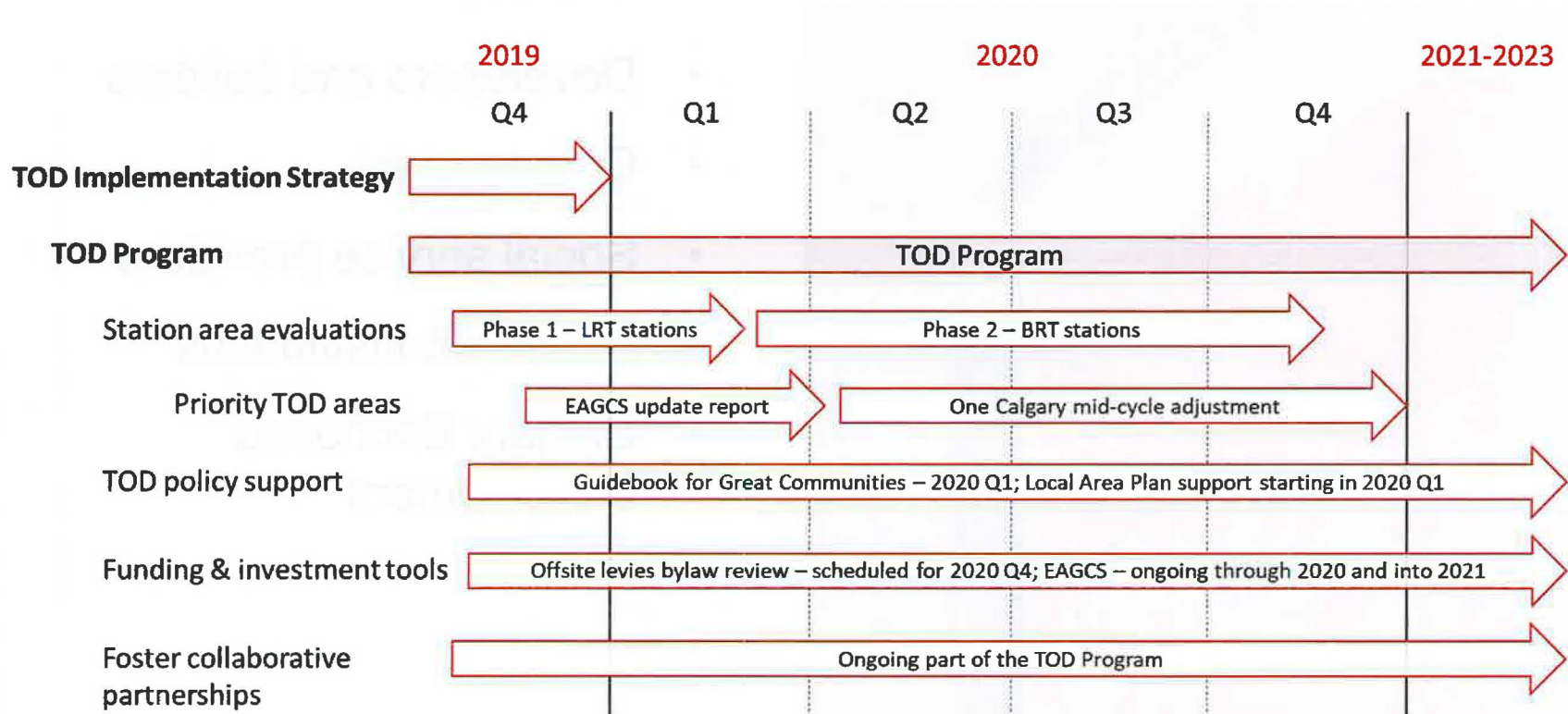
Action #4 – Foster collaborative partnerships

- The City

- Developers and builders

- Communities

- Social service providers

- Academic institutions

- Calgary Economic Development

	2019	2020				2021-2023
	Q4	Q1	Q2	Q3	Q4	

TOD Implementation Strategy

TOD Program — TOD Program

Station area evaluations — Phase 1 – LRT stations | Phase 2 – BRT stations

Priority TOD areas — EAGCS update report | One Calgary mid-cycle adjustment

TOD policy support — Guidebook for Great Communities – 2020 Q1; Local Area Plan support starting in 2020 Q1

Funding & investment tools — Offsite levies bylaw review – scheduled for 2020 Q4; EAGCS – ongoing through 2020 and into 2021

Foster collaborative partnerships — Ongoing part of the TOD Program

Recommendation

Administration Recommendation:

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