

## Next Generation Planning System Overview

### 1. Background – Policy and Infrastructure Gaps

Today, community growth in Calgary is governed by approximately 250 policy documents. While some of these are non-binding guidelines, many are statutory Area Redevelopment Plans. In 2009, Council approved the statutory Municipal Development Plan and Calgary Transportation Plan (MDP/CTP). These two plans provide the vision for Calgary's growth over the next 60 years. The MDP and CTP describe the future shape and scale of Calgary's communities and employment centres as well as the network of pedestrian/cycling paths, transit routes and roads that will connect them. Many of the 250 policy documents predate the MDP/CTP and the guidance they provide for development in their communities is not aligned with the newer plans. This policy gap can cause complications for desired developments, which reduce certainty for both the communities and investors.

Introducing new development that differs in scale and intensity from the original plans for a community brings with it the need for infrastructure investments and improvements. Often the existing infrastructure cannot accommodate new buildings without significant upgrades. Also, public amenities in the community often need to be improved or expanded upon to meet the needs of both the existing and new residents. Currently, our established practice for the funding of this infrastructure does not suffice to support the scale of upgrades or investments in amenities that are required to ensure that growth in these communities is mutually beneficial to residents and businesses. This investment gap between existing and required infrastructure complicates growth and adds to the cost of individual redevelopment projects.

These gaps impede the implementation of the vision of the Municipal Development Plan/Calgary Transportation Plan and the desired growth of Calgary's communities. New community planning, funding and investment tools are required that connect growth and investment and effectively close these gaps.

### 2. The Next Generation Planning System

In 2019 Planning and Development began laying the foundation for the next generation of planning in Calgary. Working with, and building on existing policies, the Next Generation Planning System realizes thriving communities that are loved by everyone, by enabling development and investment through clear, accessible plans, strategies and tools that strategically guide and support growth.

This program of initiatives provides a coordinated and clear planning system for the whole city, removes outdated and redundant policy and creates a more robust toolbox to enable development and investment in Calgary.

The Next Generation Planning System connects citywide growth strategies and development policies to individual communities. It will provide funding and financing tools to support the implementation of the policies that promote growth. Connecting policy to investment and funding tools will remove barriers to desired development, provide certainty and attract investment.

The Next Generation Planning System brings together teams of multi-disciplinary professionals. Through its nine initiatives it connects and leverages various policy and implementation steps along the Approvals Continuum. By doing this, Administration is working collaboratively to better align and close the gaps between overarching strategic policy and local planning and development activity to enable growth and investment in Calgary's communities.



Figure 1: The Next Generation Planning System

### 3. The Initiatives of the Next Generation Planning System

The following nine initiatives are included in the Next Generation Planning System program:

1. The 10-year Review of the Municipal Development Plan/Calgary Transportation Plan;
2. The City-wide Growth and Change Strategy – Established Area Growth and Change Strategy;
3. The Guidebook for Great Communities;
4. The multi-community Local Area Plans approach;
5. New Heritage Preservation Tools and Financial Incentives;
6. Main Streets Design and Implementation;
7. New Growth Funding and Investment Tools;
8. The Transit Oriented Development Implementation Strategy; and
9. The renewal of the Land Use Bylaw.