

# Guidebook for Great Communities

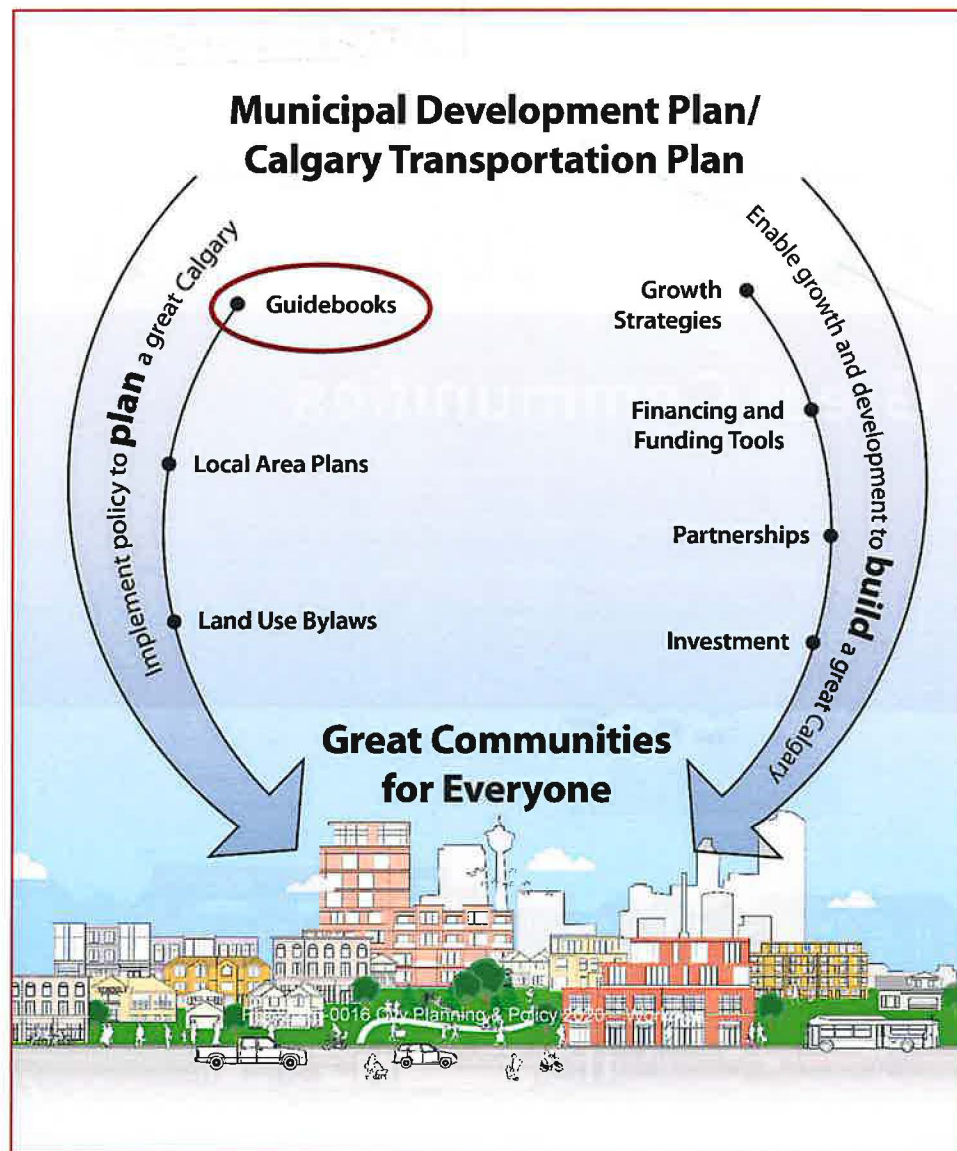
## PUD2020-0207

### March 4, 2020

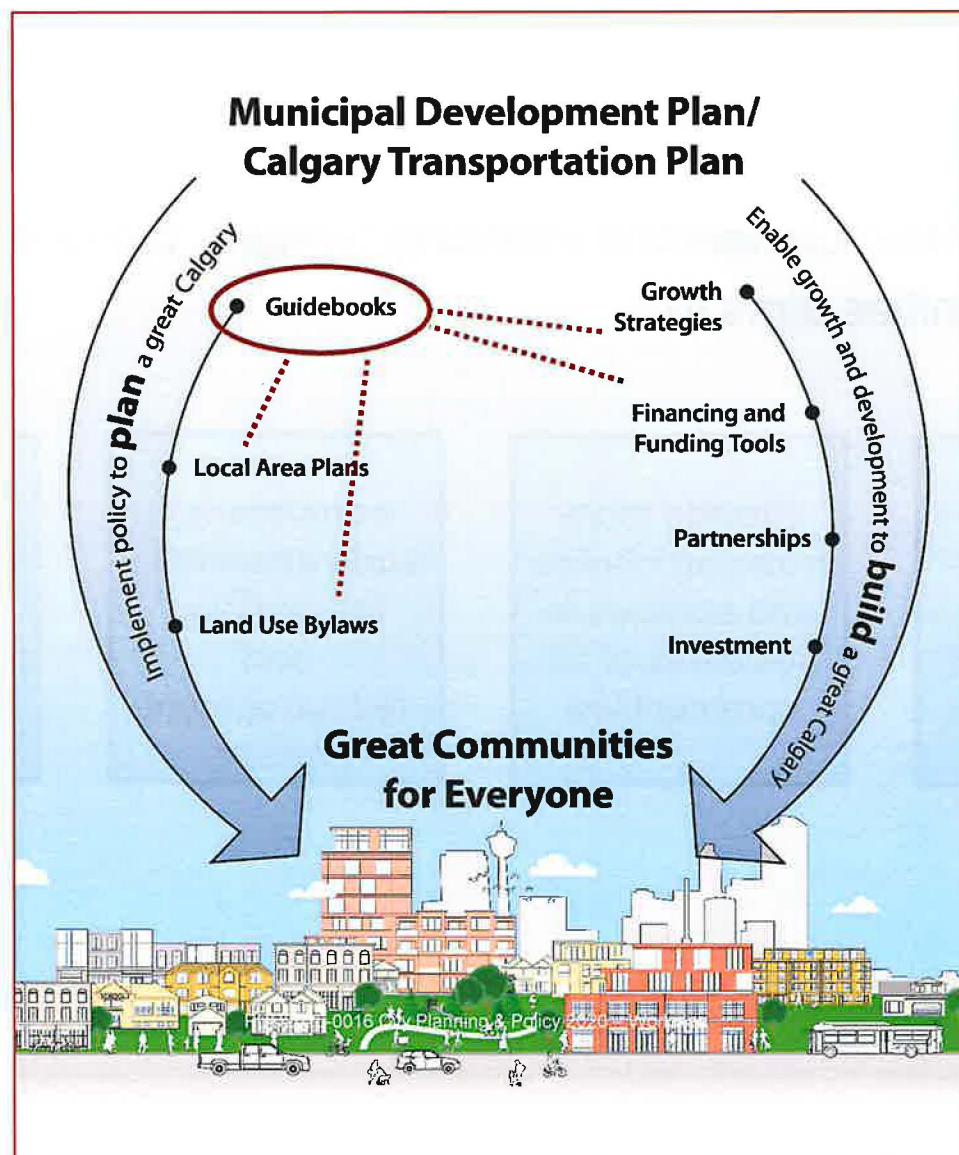




# Next Generation Planning System: Guidebook for Great Communities









## Next Generation Planning System: Guidebook for Great Communities

As part of the Next Generation Planning System, the Guidebook for Great Communities aims to:

Focus on how  
**people  
experience**  
communities at  
the street level.

Provide more  
**housing choice**  
and services to  
residents of all  
communities.

Increase  
**consistency  
and certainty** in  
the planning  
and  
redevelopment  
process.

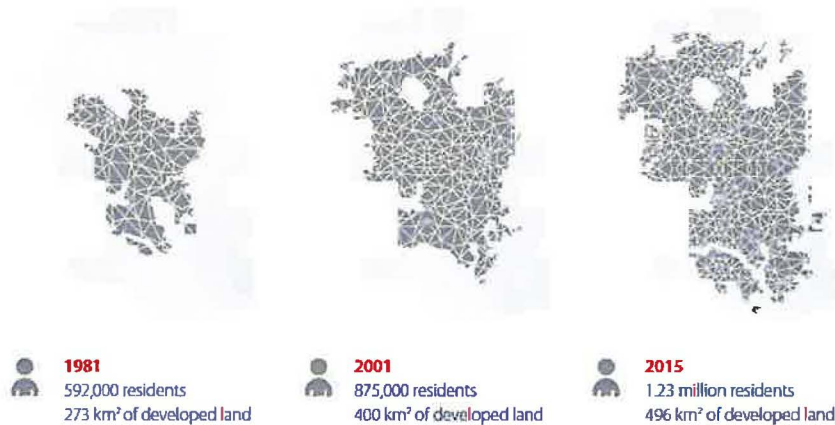
Implement the  
MDP and lay the  
foundation for  
the **Land Use  
Bylaw renewal**.

Calgary keeps attracting more people.

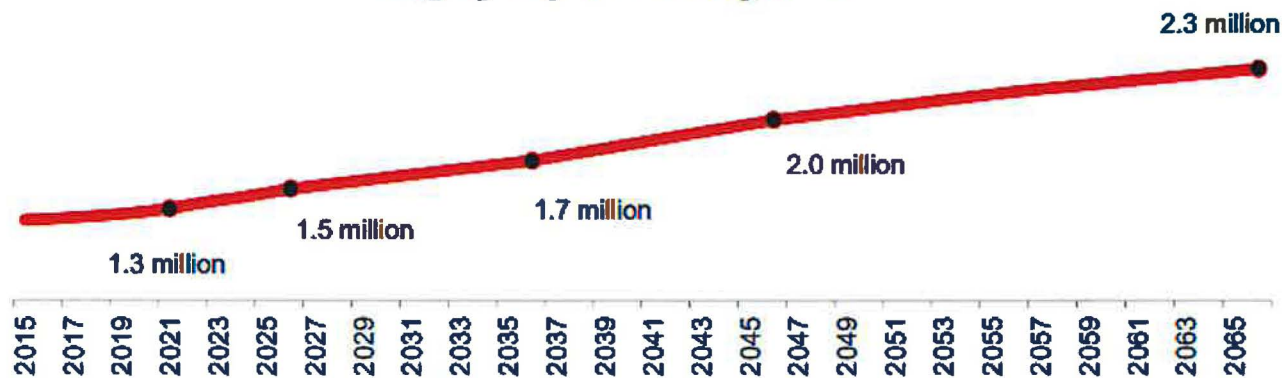
## Calgary's population and land area growth 1981–2015

Since 1985, Calgary's  
population and land area  
have roughly doubled.

Each new community requires  
new schools, roads, fire stations,  
and other city services.

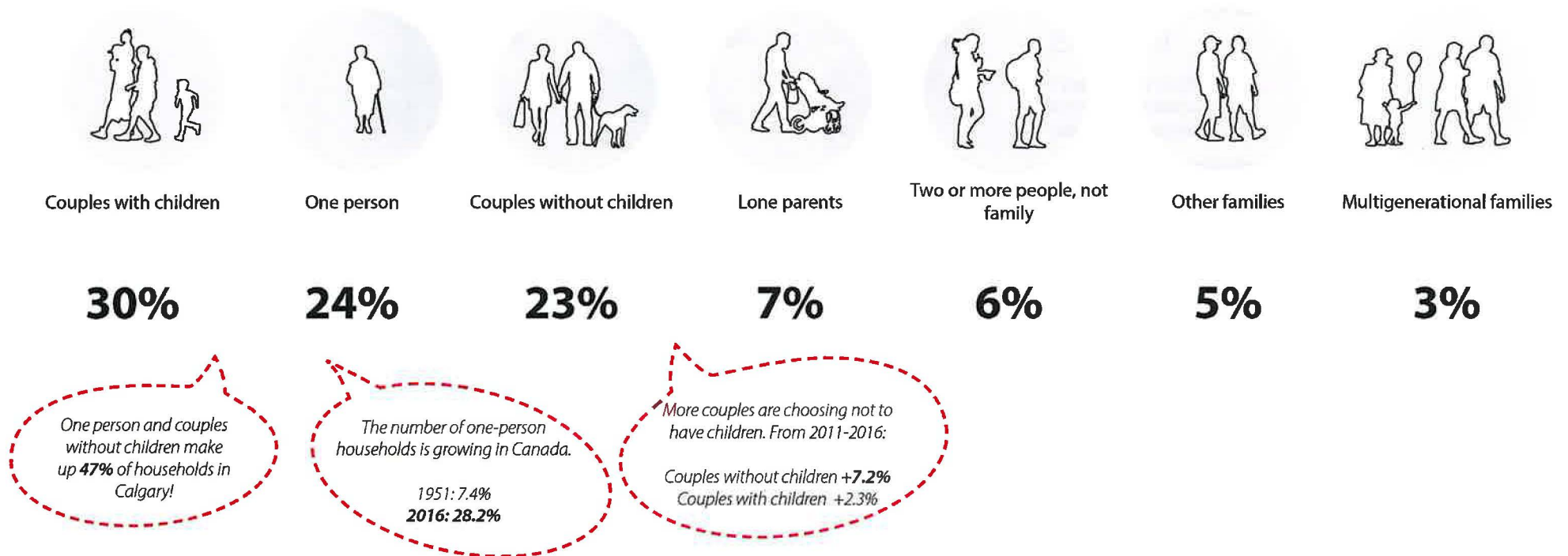


## Calgary Population Projection



Our city is growing and changing – fast!

> Couples with children only make up a third of all household types in Calgary. Traditional nuclear families are not as common as they once were.



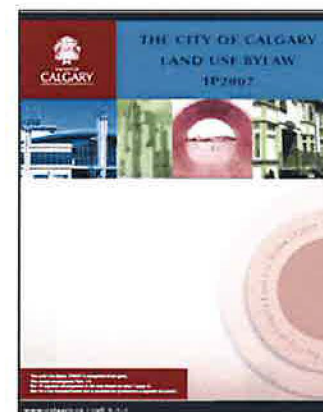
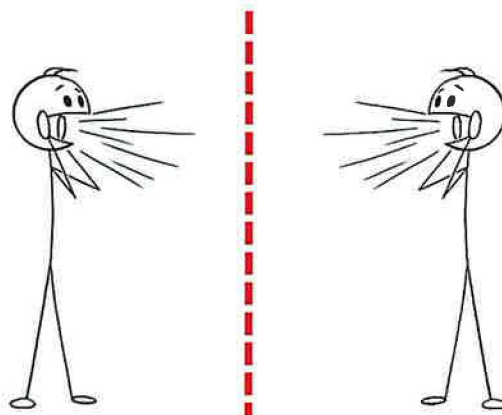


In Calgary, the gap between how much people make and how much homes costs has been widening for 25 years.

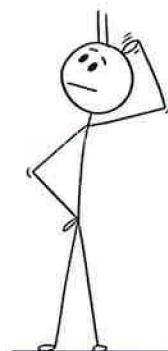


Our outcomes and tools to get us there need to be aligned

> There is a disconnect between the MDP and the land use bylaw



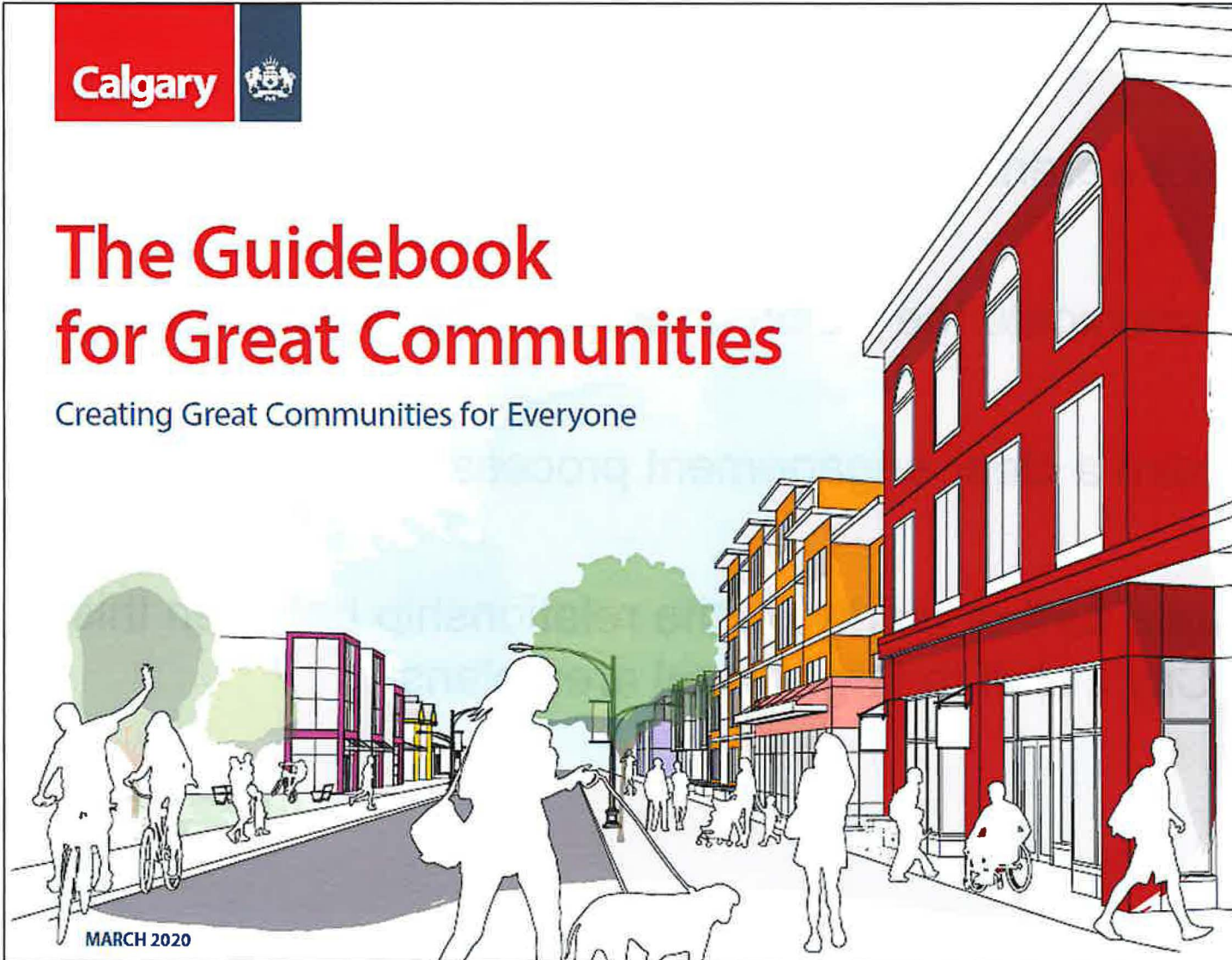
> We have more policy than we can handle – all created in different time periods





# The Guidebook for Great Communities

Creating Great Communities for Everyone



MARCH 2020

- Build awareness of the Guidebook
- Communicate the vision & intent of the Guidebook
- Prepare a clear engagement process
- Provide further clarity on the relationship between this work and the City's shift to larger local area plans.

Has the Guidebook introduced new ideas to Calgary?

If the Guidebook isn't adopted, will it mean my community won't change?

Once it is approved, is the Guidebook set in stone or can it be changed?

Does the Guidebook change what can be developed on the ground in my community as soon as it is adopted?

Does the Guidebook redesignate my parcel and eliminate R-C1?

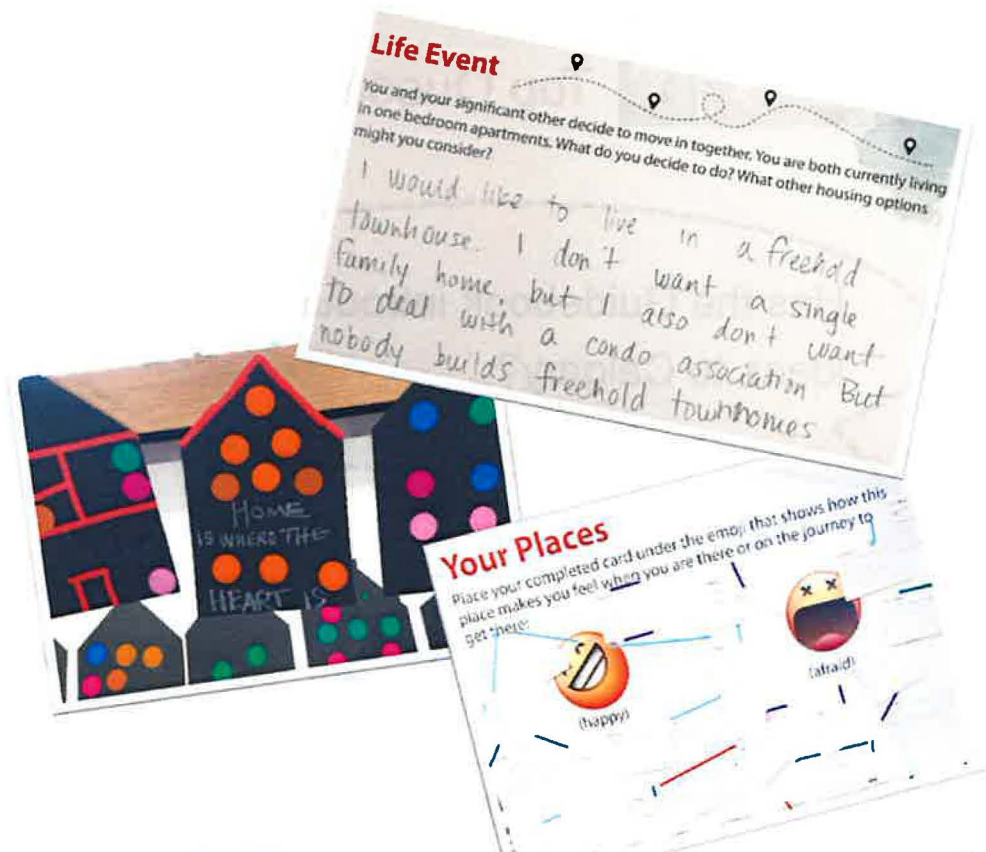


## General Public

- Central library installation
- Hosting youth groups and senior's groups
- Attending Calgary Home Renovation, Home and Garden and Woman's shows
- Community newsletters
- Providing information to Ward offices
- Media stories
- Two-phase social media campaign
- Poster and post card campaign
- [calgary.ca/guidebook](http://calgary.ca/guidebook)

## Key stakeholders

- Guidebook 101 sessions with FCC and industry
- Partners in Planning sessions
- Supporting local area plans
- Industry application testing sessions



## Chapter 1: Introduction

- The Guidebook only applies to communities with an LAP created using the Guidebook
- Minor wording changes for clarification

## Chapter 2: Urban form classification system

- New Urban Form Category: Neighbourhood Industrial Transition
- New policies to provide more clarity regarding mixed-use development
- New wording to better clarify the differences between neighbourhood UFCs
- Comprehensive Planning Site
- Adjustments to the colours to improve accessibility and legibility
- Direction for LAPs updated to reflect experience through North Hill

## Chapter 3: Built form, development and general policies

- Wording changes for clarification
- Amended and clarified the sustainable development policies

## Chapter 4: Tools

- New placeholder for forthcoming heritage area tools

### URBAN FORM CATEGORY

Neighbourhood Commercial Major

Neighbourhood Commercial Minor

Neighbourhood Commercial Local

Neighbourhood Housing Major

Neighbourhood Housing Minor

Neighbourhood Housing Local

Neighbourhood Industrial Transition

Parks Civic and Recreation Major

Parks Civic and Recreation Minor

Parks Civic and Recreation Local

Parks Natural Areas

Industrial General

Industrial Heavy

Regional Campus



### Planning Processes

- Continued involvement in future local area plans

### Monitoring & Updates

- Sustainment committee creation
- Further events with industry and community partners

### Outreach & Awareness

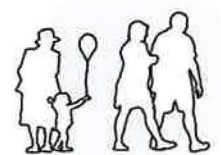
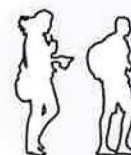
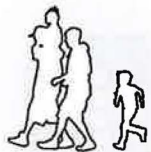
- Increasing awareness to multi-cultural communities
- Continued media exposure
- Continued social media campaigns
- Further refinement of information on [Calgary.ca](http://Calgary.ca)
- Looking for opportunities within different wards
- Additional informational displays in public places
- Mobile installations at libraries and recreation centres
- Expanded poster campaigns
- Guidebook 101 sessions and online videos
- speaker series





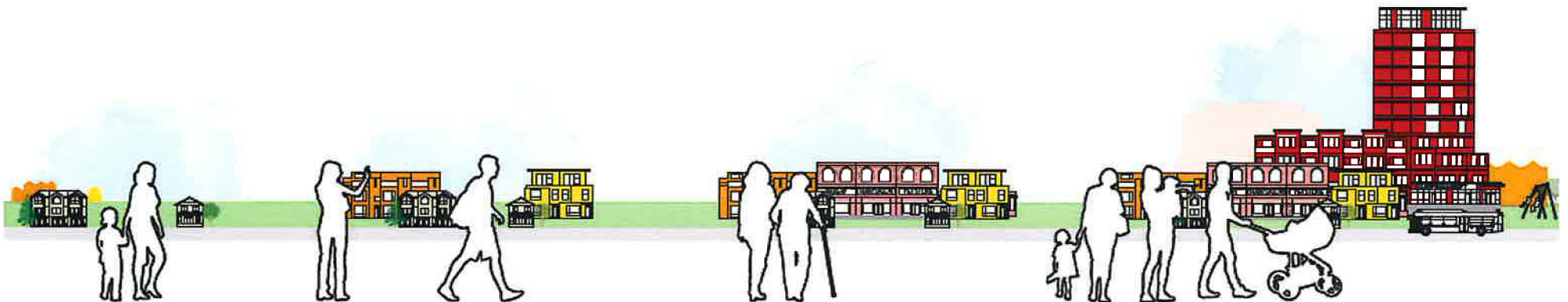
### Return with Project Scope and Approach

- Establish deliverables and timeline
- Establish project team composition & need for consultants
- Identify stakeholders, advisory groups, engagement & outreach approach



### Why is this important?

- Advances the vision and goals of the Municipal Development Plan
- Is the cornerstone for a more aligned, consistent and efficient planning system
- Flexible framework and tools that are responsive to the individual characteristics of Calgary's communities
- An approach to local area plans that enables citizens to shape how change occurs in their community



**That the Standing Policy Committee on Planning and Urban Development:**

**1. Direct Administration to:**

- a. Prepare a bylaw for the ***Guidebook for Great Communities*** as outlined in Attachment 2; and
- b. Forward the proposed Bylaw, to accommodate the required advertising, and this report, directly to the **2020 April 27 Combined Meeting of Council**.

**2. Recommend that Council:**

- a. Hold a **Public Hearing for the proposed bylaw at the 2020 April 27 Combined Meeting of Council**, and give three readings to the proposed Bylaw;
- b. Direct Administration to **use the policies of chapter 3** of the *Guidebook for Great Communities* throughout the built-out areas as guidelines when reviewing development permits;
- c. Direct Administration to, upon approval of the *Guidebook*, **develop a scope for the Renewal of the Land Use Bylaw**, as contained in Attachment 3, and return to Council prior to the mid-cycle budget deliberations for 2020; and
- d. Direct Administration to undertake the work associated with the motion arising from 2019 July 29 (Report CPC2019-0759), to bring forward land use **bylaw amendments that better facilitate mid-block rowhouse implementation**, and to return in conjunction with **Phase 1b of the renewal of the Land Use Bylaw**