

SCOPING REPORT FOR A HIGHLAND PARK AREA REDEVELOPMENT PLAN

EXECUTIVE SUMMARY

In response to Council direction resulting from the Highland Village Green outline plan and land use amendment application (LOC2014-0190/CPC2017-149/C2017-003 and C2017-247), Administration has prepared a Scoping Report for an Area Redevelopment Plan (ARP) for the community of Highland Park. An ARP would provide additional direction for City Staff, landowners, developers and community members to make decisions on land use and development applications that align to a common vision for the area and promote the goals and objectives of the Municipal Development Plan (MDP), Calgary Transportation Plan (CTP) and Transit-Oriented Development (TOD) principles. This report presents a scope of work for the ARP.

ADMINISTRATION RECOMMENDATION(S)

That Council direct Administration to include the Highland Park Area Redevelopment Plan in the Planning & Development Department's 2018 policy work plan, in accordance with the scope of work identified in Attachment 1, with the work to be coordinated with the area's regional drainage study.

PREVIOUS COUNCIL DIRECTION / POLICY

At the 2017 January 23 Regular Meeting of Council, as moved by Councillor Carra, and seconded by Councillor Farrell, "Administration be directed to consider a Highland Park Area Redevelopment Plan (ARP) and subsequent city-initiated land use redesignations and report back to Council with a proposed work schedule in 2017 June on the North Green Line, such ARP and land use redesignations to be completed before or concurrent with the conclusion of the Highland Village Green stormwater study".

BACKGROUND

In 2014 an Outline Plan and Land Use Amendment application (LOC2014-0190/CPC2016-149) for the former Highland Park Golf Course was submitted to allow for medium to high-density multi-residential, commercial and mixed-use development. Calgary Planning Commission approved the Outline Plan on 2016 May 05 and recommended that Council approve the proposed land use redesignation. On 2016 July 04, after Council tabled CPC2016-149, Council moved a motion arising directing Administration to work on several items including further consultation with the applicant and the community, a review of baseline density for the site and coordination with Green Line charrette work for the proposed LRT station at 40 Avenue and Centre Street North.

In 2017 October the Green Line team hosted a week-long, transit-oriented development visioning and design charrette that focused on the area around the proposed 40 Avenue North LRT station. This event was attended by nearly 60 residents including representatives from the Highland Park Community Association. The charrette resulted in a vision and design concept for the area that was presented alongside the proposed development for the golf course lands to Council on 2017 January 23.

At the 2017 January 23 Council meeting, following the public hearing for the development application, Council directed Administration to prepare a scoping report to identify the requirements associated with preparing an ARP for the community of Highland Park.

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Specifically Council noted concerns that due to an absence of a policy plan for the community, the land use plan did not adequately achieve the objectives of integrated Transit-Oriented Development (TOD) planning and that there were competing development visions for the former golf course lands where the proposed land use did not adequately reflect the benefits of the 40 Avenue North TOD charrette.

Council approved the proposed land use redesignation for the former golf course lands on 2017 March 20.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Outline plan and land use applications benefit from current ARPs, due to the development policy guidance they provide. Highland Park does not currently have an ARP, meaning development policy must be found through more general planning policy such as the Municipal Development Plan and Transit-Oriented Development (TOD) Policy.

Administration has been doing considerable work, in recent years, to address the need for ARPs to be in place, and current, in re-developing communities city-wide. The Developed Areas Guidebook, approved by Council in April, represents a significant step in being able to develop and renew ARPs using improved policy tools and with more efficiency. Area specific work, that can help inform the Highland Park ARP, includes the 40th Avenue Green Line charette and the non-statutory Highland Village Green Design Guidelines (established as part of the Highland Village Green outline plan and land use application review process).

While the 2017 January 23 motion, directing consideration of the Highland Park ARP work, arose from the Highland Village Green application, an ARP would need to consider the entire community, and this is reflected in the Scope of Work in Attachment 1. By undertaking this work, and subsequently having an ARP in place, the Highland Park community will realise benefits such as:

- A long term vision for the community that represents the aspirations of the community for new development
- A detailed policy framework for implementation of the vision as well as Municipal Development Plan and TOD objectives
- Policy and guidelines that will assist the community in evaluating new development proposals

The Scope of Work presented in Appendix 1 provides a high level summary of the process, resourcing requirements and budget associated with preparing an ARP for Highland Park. The Scope breaks the work into two phases, with Phase 1 to take approximately 3 to 4 months and Phase 2 up to a year from the completion of Phase 1.

As identified in the Scope of Work, one key community concern raised during the review of the development application both by the community associations as well as community residents was that planning should not proceed on the former golf course lands until the Regional Drainage Study is complete and/or the potential stormwater management solutions are better understood. The Drainage Study is looking at appropriate stormwater management solutions

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that will address drainage issues within the entire catchment area. These solutions must be identified and implemented to the satisfaction of Water Resources prior to construction occurring on the former golf course lands west of Centre Street. For these reasons the recommendation for this Scope of Work is that the work be coordinated with the Regional Drainage Study. This study is expected to be completed by Q1 2018. This may mean adjusting project timelines, such as for Phase 2, so that they align with the Drainage Study.

Another consideration for an ARP is that beyond Centre Street North and 40 Avenue North, the 40 Avenue Green Line charrette also identified Greenview Industrial Park as presenting a unique redevelopment opportunity. Greenview Industrial, however, was not included in the Council motion arising. Council recently endorsed Stage 1 of the Green Line from 16 Avenue North (Crescent Heights) to 126 Avenue SE (Shepard). Administration is bringing forward a "Green Line Transit Oriented Development Planning Report" to the SPC on Planning and Urban Development on 2017 June 14. This report will include recommendations on further policy planning along the Green Line North aligned with Stage 1 technical planning, and on developing a Transit Oriented Development Implementation Strategy.

In regard to implications for the approved Highland Village Green land use districts and development, the landowner, pending the conclusion of the Regional Drainage Study, has the necessary approvals to move forward with subdivision and development permit applications for the site. Any potential changes required to align the approved land use districts with future ARP policies would need participation from the landowner. For example, the possibility of re-examining setbacks and integration of development along existing lanes in the community would require changes to the approved direct control districts and the landowner would have to be willing to make those changes.

Stakeholder Engagement, Research and Communication

Through work on the development application for the former golf course lands and the 40 Avenue North Green Line charrette, Administration has gathered considerable information on community perspectives and vision for their community. Highland Park Community Association representatives have indicated that they support the development of an ARP that includes not only Highland Park but also Greenview Industrial Park.

The proposed Phase 1 of the Scope of Work (Attachment 1) would include working with the community to gain additional feedback regarding the geographic scope of an ARP as well as key community concerns, goals and objectives.

Strategic Alignment

An ARP would be required to align with the goals and objectives of the Municipal Development Plan as well as the Transit-Oriented Development Policy Guidelines. In addition an ARP could build on the positive community engagement undertaken through the 40 Avenue Green Line Charrette process and would provide greater certainty regarding redevelopment in the community.

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Social, Environmental, Economic (External)

Social

Undertaking a collaborative policy planning process could help build relationships with Highland Park community residents. Through engagement work as part of the golf course application, the Highland Park Community Association advocated for an ARP for their community. The ARP planning process would provide the Community Association, local residents and business-owners an opportunity to influence redevelopment in their community and build on the work done as part of the 40 Avenue North Green Line Charrette.

Environmental

If pursued an ARP would encourage higher density, transit-oriented development in close proximity to the future 40 Avenue North LRT station and the Centre Street urban corridor. This would promote increased transit use which would help reduce traffic congestion and vehicle emissions.

Economic

An ARP would provide greater certainty for redevelopment in the area and could encourage increased investment. Increased population in the area would provide economic benefits to businesses in the area and would make better use of existing, and future, transit infrastructure.

Financial Capacity

Current and Future Operating Budget:

The proposed Phase 1 of the Scope of Work (Attachment 1) could be accommodated within existing budgets. Any additional budget requirements such as retaining an engagement consultant would be determined through Phase 1.

Current and Future Capital Budget:

There are currently no capital budget implications that would result from the ARP planning process.

Risk Assessment

The Highland Park Community Association has repeatedly requested an ARP for their community. Not developing one could increase dissatisfaction with The City's planning process.

REASON(S) FOR RECOMMENDATION(S):

An ARP for the Highland Park Community could provide the opportunity to advance the goals and objectives of the Municipal Development Plan and Transit-Oriented Development principles as highlighted through the 40 Avenue North Green Line charrette; however, given recent concerns regarding an ongoing Regional Drainage Study for the area, development of a policy plan must be coordinated with that study to understand the nature and impact of potential stormwater management solutions.

ATTACHMENT(S)

Highland Park Area Redevelopment Plan Scope of Work