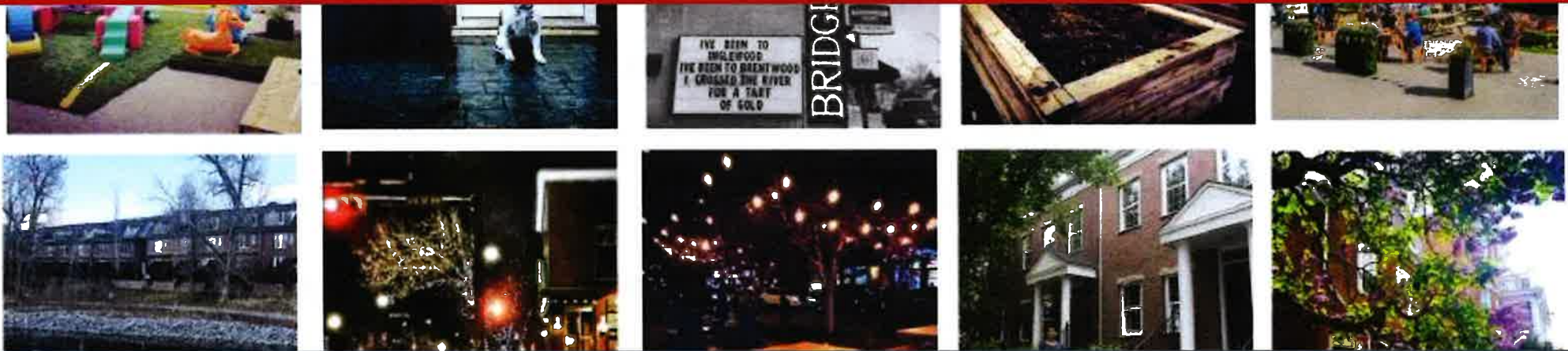


Guidebook for Great Communities (PUD2020-0721) and North Hill Communities Local Area Plan (PUD2020-0739)

SPC on Planning and Urban Development
 July 15, 2020





Why is this work important now?

- Updated and consistent policy focused on “Place” – as a cornerstone of Calgary Economic Development’s *Calgary in the New Economy*:
 - Economic Recovery and Development
 - Regulatory simplicity / business-friendly
 - Improved application processing timelines
 - Community certainty and stability
 - Stable Policy = predictable growth, investment and certainty for citizens





A modernized planning system, why is this work needed?

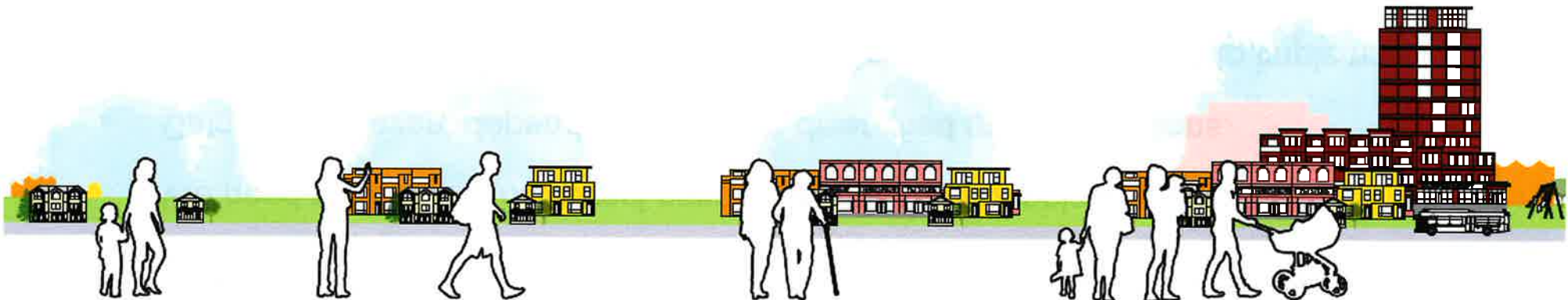
- We need to support and attract new investment and people into our City.
- Calgary's recovery depends on creating diversified market solutions.
- Allows for a more aligned, consistent and efficient planning system to implement the vision in the Municipal Development Plan
- Flexible framework and tools 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





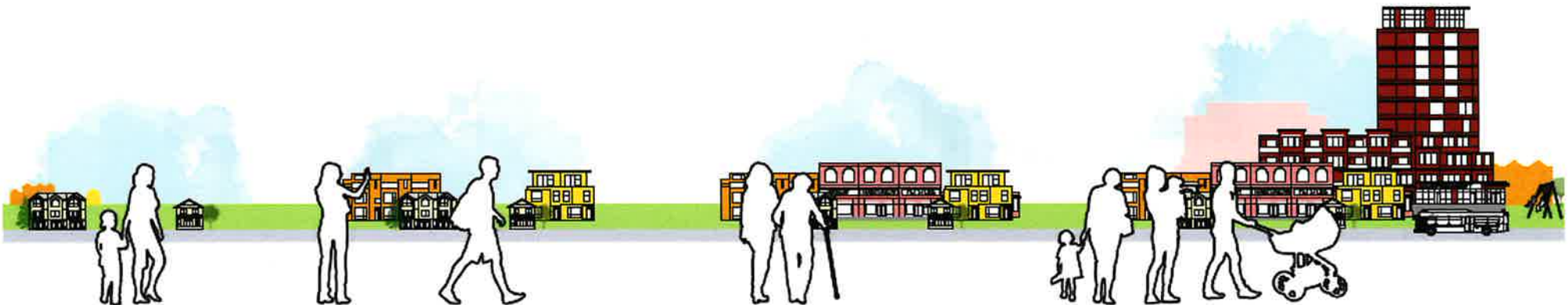
What is the Guidebook? How does it relate to existing policy?

- Developed Areas Guidebook was approved in 2016
- Guidebook for Great Communities is an updated approach
- Responds to feedback we have heard from communities and industry
- Will work with a Local Area Plan providing consistent policy across The City



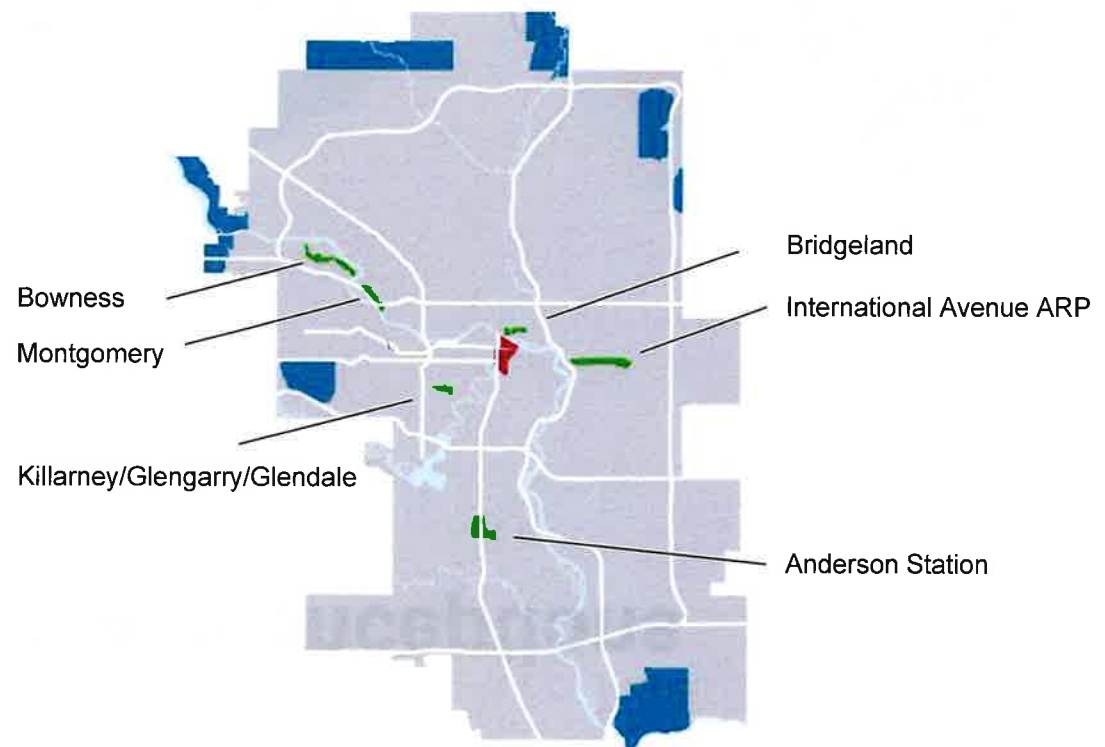
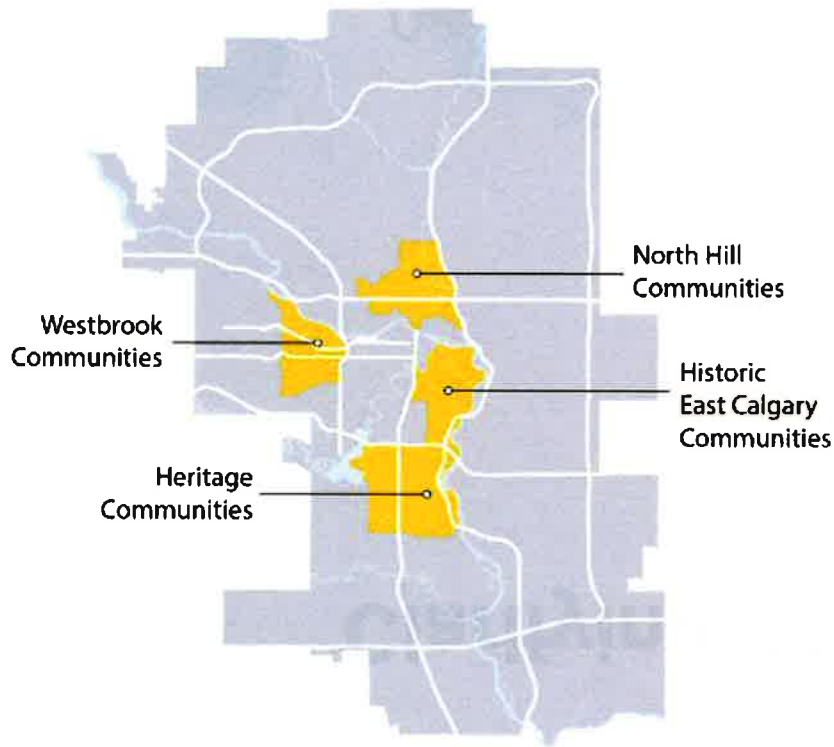


Clarifying 3 Big Misconceptions





Misconception #1 – Where the Guidebook Applies



Yellow Areas that are going through a Local Area Planning process. The Guidebook for Great Communities will apply upon plan adoption.

- Blue** The New Communities Planning Guidebook applies.
- Green** The Developed Areas Guidebook applies.
- Red** The Centre City Guidebook applies.



The Guidebook team completed a lot of engagement

- Completed hundreds of hours of outreach and communication January to March 2020:
 - LAP sessions (including North Hill, Heritage and Westbrook Communities as well as Inglewood-Ramsay)
 - FCC events
 - CA events
 - Industry events
 - Student and Senior focused sessions
 - Library installation
 - Guidebook 101 video is available online
- Continue to do outreach and awareness – website was recently updated and there is a new online interactive Guidebook website



The Guidebook will not impact any zoning

- We have heard concerns about the Guidebook on Low-Density Residential and communities that are predominately single-detached housing.
- The Guidebook (and local area plans) will not change the zoning on any property.
- The Land Use Bylaw refresh is a different project that will consider new districts.
- Through the local area planning process, citizens, stakeholders and City planners will use the Guidebook as a tool to determine what type of growth should go where in a community.



Comments we heard at SPC on Planning and Urban Development

- Low density residential and impact on single detached housing
- Heritage
- Scale
- Climate change
- Timing relative to Land Use Bylaw renewal





How we propose to address comments

1. Changes requiring no outreach
2. Changes to be determined through testing and outreach
3. Longer term changes to be considered through ongoing sustainment program
4. Sustainment program – continue to learn through LAPs and applications



What is the North Hill Communities Local Area Plan?

- Key step toward modernizing The City's approach to local area planning
- Provides comprehensive planning vision and policies for nine communities and the Greenview Industrial area
- Simplifies and removes duplicate and outdated policies, reducing the total number of plans from seven to one.
- Recognizes, plans for, and leverages the connections and shared assets between communities
- Enables more compact, sustainable, and complete communities



Comments we heard at SPC on Planning and Urban Development

1. Alignment with the Guidebook
2. Alignment with the Green Line LRT
3. Local historical context and character
4. Urban tree canopy
5. Opportunities for place making and public realm improvement
6. Parks and Open Space Frontages
7. Commercial Clusters, Neighbourhood Activity Centres, and mixed-use streets
8. On-street parking
9. Mobility corridors
10. Road rights-of-way setbacks



How we propose to address these comments

- Focused *Listen and Learn* level of engagement with key stakeholders including community associations, members of working group, business improvement areas, and industry
- Build upon existing stakeholder knowledge of the Plan and what we've heard to date to refine the Plan
- Revisions to align with those proposed for the Guidebook
- Major revisions to the Guidebook's urban form classification system (beyond the scope defined in PUD2020-0721) would require additional stakeholder outreach



Timeline based on scope of work and outreach plan

July 2020

Q3 2020

Q4 2020 – Q1 2021

Post Approval

Guidebook for Great Communities (GB)

Direction from SPC on Planning and Urban Development and Council

Draft proposed changes to Urban Form Categories and test internally.

Revised proposed changes to Urban Form Categories based on internal testing; continue testing.

Testing sessions with key stakeholders on all proposed changes.

Closed working session to test changes with CPC.

Collaborate on NH LAP engagement

Finalize changes and make amendments to GB document.

Finalize GB document for approval.

SPC on PUD and Council for approval of revised GB.

Ongoing GB sustainment program.

North Hill Communities Local Area Plan (NH LAP)

Direction from SPC on Planning and Urban Development and Council.

Draft proposed revisions to address list of 10 items.

Collaborate with Guidebook on potential changes.

Determine impacts of changes to GB Urban Form Categories on the NH LAP.

Targeted engagement with key stakeholders (community associations, NH working group, development industry) on proposed NH LAP revisions.

Finalize revisions and update NH LAP.

Closed working session with CPC.

Finalize NH LAP document for committee

SPC on PUD and Council for first reading of revised NH LAP.

Circulation to Calgary Metropolitan Region Board

2nd and 3rd reading post CMRB approval

Other Stakeholder touchpoints

Ongoing education and outreach on Guidebook and North Hill as well as Next Generation Program

Collaborate with other Local Area Plans to test and refine implementation of GB policies



That the Standing Policy Committee on Planning and Urban Development recommend that Council:

1. Direct Administration to revise the proposed Guidebook for Great Communities based on the work outlined in Attachment 3 and Attachment 4 and to return to the SPC on Planning and Urban Development no later than 2021 January, in conjunction with the North Hill Communities Local Area Plan.
2. Direct Administration to return to the SPC on Planning and Urban Development with a scope for the Renewal of the Land Use Bylaw at the same time as the Guidebook for Great Communities.



Recommendation for PUD2020-0739 (North Hill Communities Local Area Plan)

That the Standing Policy Committee on Planning and Urban Development recommend that Council direct Administration to revise the proposed North Hill Communities Local Area Plan as outlined in Attachment 2 and Attachment 3, and to return to the SPC on Planning and Urban Development no later than 2021 January, in conjunction with the Guidebook for Great Communities.



Alternate Recommendation Options

Options	Guidebook (GB)	North Hill (NH)	PH Date
1 (Report Recommendations)	All amendments proposed in report including Urban Form Categories	All amendments proposed in report (10 Amendments)	Both – January 2021
2	<ul style="list-style-type: none"> Revisions to enable North Hill amendments for all LAPs Low Density Residential amendment Not including Urban Form Categories 	10 Amendments	Both – October 5 2020
3	As-is	10 Amendments	GB – September 14 2020 NH – October 5 2020
4	As-is	As-is	Both – September 14 2020



End of formal presentation



Why is this important now?

- Approval of work that has been underway since 2016 is necessary.
- Impact to several other next generation planning initiatives.
- Provides an approach to local area plans that enables citizens to shape how change occurs in their community supporting citywide economic recovery.
- Impacts ability to implement the MDP – vision for Calgary is solid but we need to focus on implementation. This is one of the first steps.
- Sustainment program in place to address outstanding concerns.





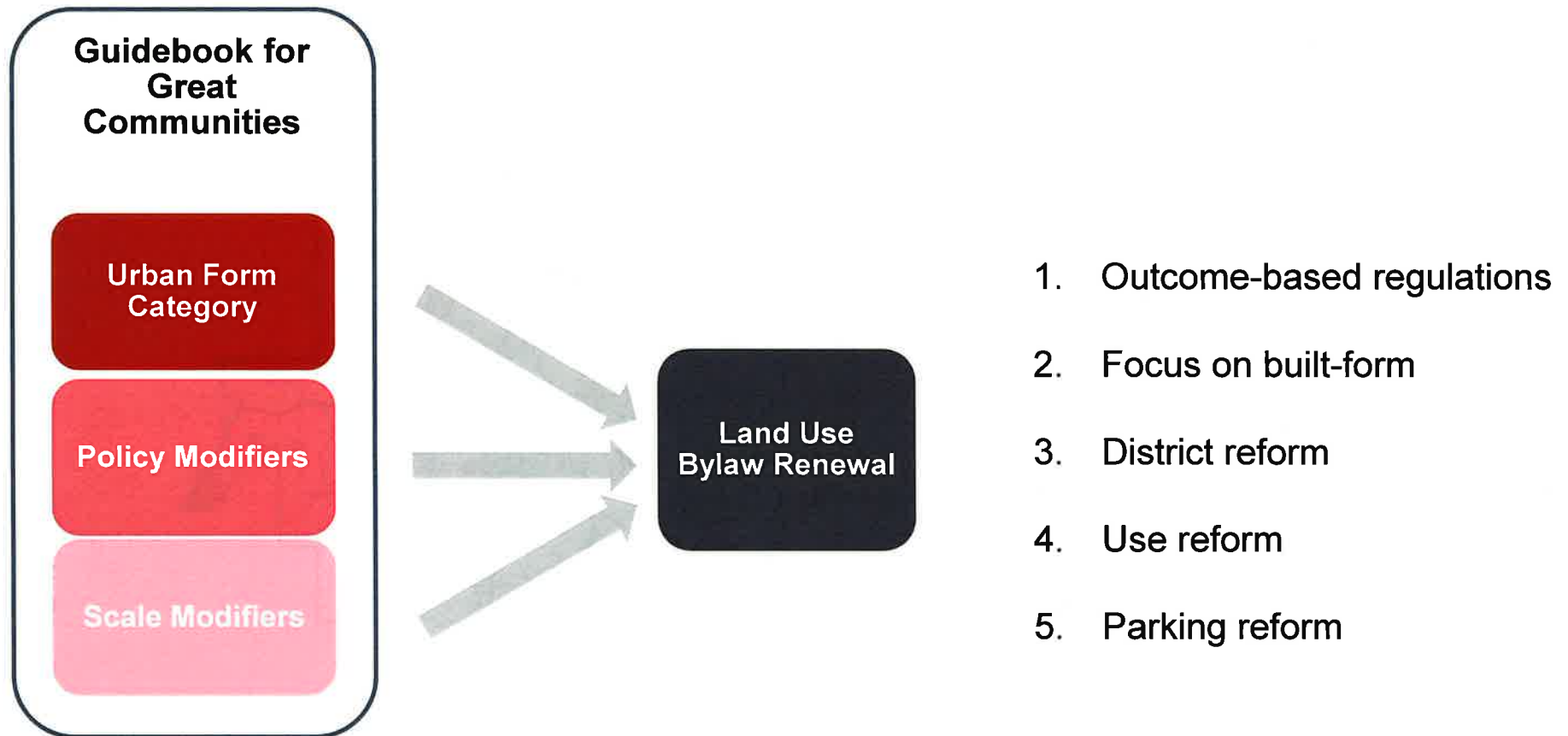
Sustainment process for the Guidebook

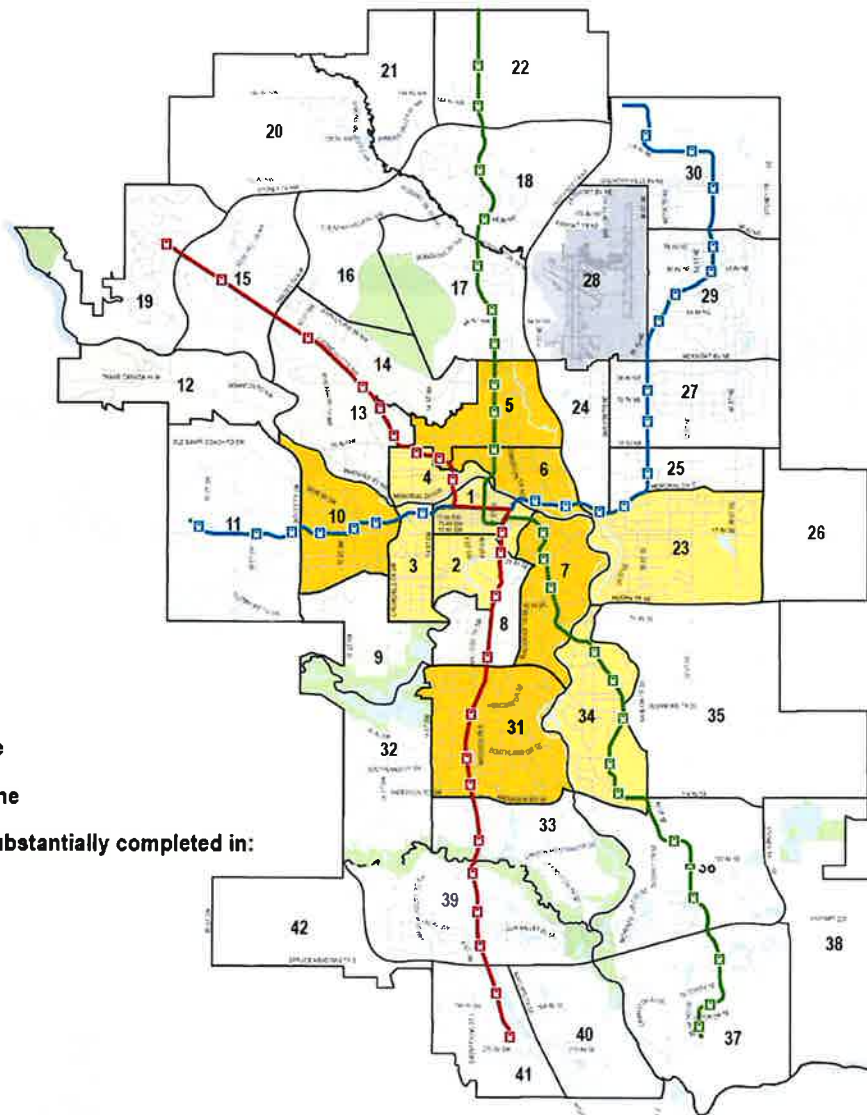
- Ongoing education and outreach
- Internal training for consistency
- Ongoing amendments to the Guidebook
- Sustainment Committee





Connection to Land Use Bylaw Renewal





— LRT Red Line

— LRT Blue Line

— LRT Green Line

Plans completed or substantially completed in:

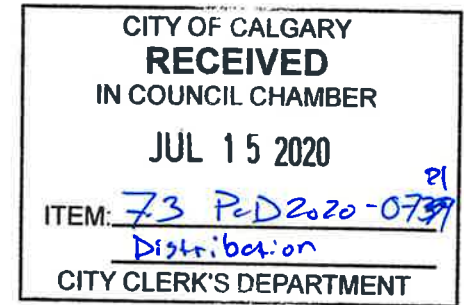
2020

2021

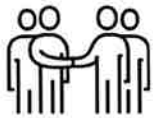
2022

HIGHLIGHTS

- 200+ plans and policies to around 40 multi-community plans
- New local plans to take between 12 to 24 months to complete
- North Hill Communities have a population of approximately 40,000 people.



Engagement Highlights



53 In-person events and meetings

Including working group sessions, pop-ups, CA meetings, tradeshow, plan review sessions, workshops, and youth engagement.



17,700+ People engaged

Number of people who got involved online and in-person.



800,000+ overall advertisement impressions

Number of times an advertisement or other form of media was viewed.



6,800+ ideas and contributions

The number of individual ideas and comments collected.