

GREEN LINE SE TRANSIT ORIENTED DEVELOPMENT POLICY- DEFERRAL REPORT

EXECUTIVE SUMMARY

To support Transit Oriented Development (TOD) along the southeast leg of the Green Line, Administration has been preparing policy plans for the communities of Inglewood, Ramsay, Millican-Ogden and future community of South Hill. These plans were initially due back at Council by December 2016. However, Administration requested a deferral in July 2016 to allow for engagement outside of the summer months. As a result of this continued engagement and feedback in the months of September through November, Administration is requesting a second deferral to allow additional time to complete engagement on the Developed Areas Guidebook, and subsequently, to ensure alignment between the local area plans and the Developed Areas Guidebook.

ADMINISTRATION RECOMMENDATION(S)

That the Standing Policy Committee on Planning and Urban Development recommends that Council defer this item to return to Council, through Calgary Planning Commission (CPC) no later than 2017 Q2.

RECOMMENDATION OF THE SPC ON PLANNING AND URBAN DEVELOPMENT, DATED 2017 JANUARY 11:

That the Administration Recommendation contained in Report PUD2017-0025 be approved.

PREVIOUS COUNCIL DIRECTION / POLICY

At the 2015 November 09 Combined Meeting of Council, through PUD2015-0765, Council directed Administration to "investigate Transit Oriented Development (TOD) policy amendments as outlined in the Potential TOD Policy Implementation document and to undertake implementation by the end of 2016 December".

Subsequently, at the 2016 July 22 Regular Meeting of Council, through PUD2016-0631, Council approved Administration's recommendation for deferral to the Green Line Southeast Local Area Plans until the end of Q1 2017 to provide more time for adequate engagement with communities and the development industry outside of the summer months.

BACKGROUND

The southeast portion of the Green Line will provide a critical link from downtown Calgary to the Seton town centre, and provide an opportunity to positively influence the quality and pace of development along the corridor. Green Line will be a catalyst for development, and intensification around TOD hubs.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Since 2016 February, Administration has engaged with community members, development industry and land owners regarding the process, policies and vision for these communities. Much of the engagement with these communities has been completed and the Developed Areas Guidebook is finalizing revisions in response to input from communities and industry stakeholders. The Developed Areas Guidebook is scheduled to come to Calgary Planning Commission on 2017 February 23.

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Administration is therefore requesting that the Council directed Q1 2017 be further deferred to Q2 2017 to ensure adequate time to align the policies of the Developed Areas Guidebook and the Local Area Plans being prepared in communities along the Green Line Southeast. This is to ensure that a comprehensive review is completed as the policies of the Green Line Southeast local area plans are complementary to, and dependent on, the policies of the Developed Areas Guidebook. The proposed policies are designed to work together.

In conjunction with this deferral report, Administration is proposing, as a pilot, the policy plans be presented to Calgary Planning Commission (CPC) for technical review, before proceeding to the Standing Policy Committee on Planning and Urban Development before presentation to Council public hearing for a decision. Providing two levels of review to the Local Area Plans and the Developed Areas Guidebook will ensure that these significant city shaping documents have been reviewed for both their technical aspects in addition to their policy alignment to higher orders of policy, including the Municipal Development Plan. Administration with consult with key stakeholders to the proposed process as needed, including but not limited to: Law, Clerks, and CPC members. Information on this pilot project and how it will be evaluated is expected to be provided in each of the specific reports as they come forward for review.

Stakeholder Engagement, Research and Communication

As a result of the deferral granted on 2016 July 22 engagement took place from August through November. This included workshops, discussion with Community Associations and one-on-one meetings with land owners. Feedback received through these efforts was used in a set of draft local area plans, which were presented at a set of open houses held on 2016 November 15 and 17.

Strategic Alignment

Similar to the New Community Guidebook, the Developed Areas Guidebook will form part of the Municipal Development Plan. It identifies a number of land use building blocks and common policies for each. It will also set out a template for future local area plans. The four local area plans will refer to the Developed Areas Guidebook and include detailed policies, specific to the local community.

Social, Environmental, Economic (External)

Social

Great communities are adaptable to the needs of current and future residents. By ensuring policy alignment is complete; communities will have greater understanding of future development and benefits for their community.

Environmental

Environmental sustainability is vital to many of the communities along the Green Line. Extra time to align policies will ensure the balance needed for environmental sustainability.

Economic (External)

Attraction and retention of international investment in a competitive world market are potential benefits of Green Line. Additional time to ensure the Developed Areas Guidebook and Local

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Area Plans align and work well together will ensure the policy can successfully implement the vision for these communities.

Financial Capacity

Current and Future Operating Budget:

There are no additional operating budget implications associated with this deferral request.

Current and Future Capital Budget:

There are no capital costs associated with this deferral.

Risk Assessment

Given the efforts invested by members of the public, development industry and Administration to develop both the local area plans and the Developed Areas Guidebook, it is important to ensure that policies between these documents are properly aligned. Failing to do so presents a risk to future land use and development applications and may cause unnecessary delays in the approvals process.

REASON(S) FOR RECOMMENDATION(S):

In order to ensure continued alignment of the guiding policies that are being established in the Developed Areas Guidebook and the local area plans, it is important that additional time be allowed for this comprehensive review.

ATTACHMENT(S)

None