

Guide for Local Area Planning – What We Heard

RECOMMENDATION(S):

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

1. Abandon Proposed Bylaw 17P2020, originally proposed at the 2021 March 22 Combined Meeting of Council;
2. Amend the Guidebook for Great Communities (Attachment 2), with amendments contained in Attachment 3, including changing the name of the document to Guide for Local Area Planning;
3. Adopt, by Resolution, the Guide for Local Area Planning (Attachment 2, as amended); and
4. Direct Administration to return to the Standing Policy Committee on Planning and Urban Development with an update on the implementation of the Guide for Local Area Planning and any necessary amendments, with each multi-community Local Area Plan.

HIGHLIGHTS

- The recommendations of this report address the concerns Calgarians and Council raised at the 2021 March 22 public hearing about the Guidebook for Great Communities (the Guidebook), focusing on engagement, the statutory nature of the policies and single-detached residential area policies.
- What does this mean to Calgarians? Calgarians have raised concerns about the proposed Guidebook. This report demonstrates that Administration is listening to those concerns, has compiled all proposals heard at the public hearing (Attachment 4) and has responded to them.
- Why does it matter? It is essential that Calgarians see their voices represented in planning policies to create trust in the relationship with The City and to establish a common set of expectations for the evolution of their communities.
- To ensure Calgarians were properly heard, The City hired an independent consultant to create a 'What We Heard Report' detailing comments and concerns raised during the 2021 March 22 Combined Meeting of Council (public hearing on the Guidebook), including written submissions, see Attachment 5. Administration also prepared a Supplementary What We Heard report including the themes heard by Administration (Attachment 6).
- While there are several themes contained in the attachments to this report, the two main concerns raised at the public hearing centred around community involvement in the engagement process and single-detached residential areas. The proposed amendments in Attachment 3 address these concerns as well as other themes.
- Between 2021 March 25 and 2021 April 20, seven workshops were held with approximately 116 stakeholders and members of the public, to validate the 'What We Heard Report' and themes, and ensure Administration understood the participants' comments.
- At the 2021 March 22 Combined Meeting of Council, Council referred PUD2021-0015, the Guidebook for Great Communities, back to Administration with direction to return to

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the 2021 May 05 Standing Policy Committee on Planning and Urban Development with a 'What We Heard Report' based on the 2021 March 22 Public Hearing for the Guidebook along with proposed amendments including consideration of whether or not the Guidebook should be adopted as policy rather than a statutory document.

- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.
- Background and Previous Council Direction is included as Attachment 1.

DISCUSSION

At the 2021 March 22 Council public hearing, 138 Calgarians spoke, and 261 written submissions were received on the Guidebook for Great Communities. Several key themes arose at the public hearing, both in support and in opposition of the approval of the Guidebook. Themes and public feedback are presented in the 'What We Heard Report' in Attachment 5, which was prepared by ISL Engineering and Land Services Ltd., who were engaged by Administration to ensure an unbiased report back. The key themes are: the engagement process, the impact to single-detached residential areas, the need for clear policy, and communities' inability to influence the Guidebook during their communities' local area plan process if it has already been approved as a statutory document. These themes align with feedback Administration has received during previous engagement on the Guide.

Between 2021 April 14 and April 29, Administration hosted seven workshops with citizens, Community Associations and industry to validate Administration's understanding of the feedback and to inform amendments to the Guidebook. On 2021 April 29, Administration reported back to Calgarians in an online forum, to advise them on the proposed amendments.

Administration is proposing a set of amendments which address concerns heard at the public hearing and which were validated during the April workshops. Amendments include:

- Considerations for and preservation of areas of single-detached dwellings;
- Engagement expectations for local area plans;
- An explanation of how to use the Guidebook at the very beginning of the document;
- Clarification of policy for drive-through businesses on Main Streets;
- Clarification and updated wording for heritage sections;
- Increased acknowledgement for urban tree canopy; and
- Inclusion of a land acknowledgement.

Amendments are also proposed to bring more focus to climate change, to clarify definitions and increase communities' abilities to address unique community characteristics in their local area plan.

Administration is proposing to change the name of the Guidebook for Great Communities to The Guide for Local Area Planning. The new name will better clarify to readers that the purpose of the document is to provide guidance during local area planning. All recommended amendments are found in Attachment 3 with a detailed summary of the amendments in Attachment 7.

Administration has also compiled other suggestions that will be considered after adoption. Details of amendments that are not currently being pursued (including rationale) have also been

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compiled. These details can be found in Attachment 8 and 9 respectively. Further, Administration is considering a different approach to the sustainment of the Guide, to better reflect what was heard during the 2021 April engagement (details in Attachment 10). In addition, Administration has created a schedule for the next multi-community local area plans. Revisions to the Guide will be considered with each completed local area plan and Administration will pause before doing more plans to engage with stakeholders to ensure that the Guide is reflective of the needs of communities (details in Attachment 11).

Based on feedback received during the public hearing, Administration is now also proposing to adopt the Guide as a non-statutory policy approved by resolution of Council. Details of this consideration are contained in Attachment 12.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Public Engagement was undertaken
- Public Communication or Engagement was not required
- Public/Stakeholders were informed
- Stakeholder dialogue/relations were undertaken

Administration listened to all submissions at the public hearing and identified the predominant themes (Attachment 6). These themes also align to the themes identified in the consultant's 'What We Heard Report' (Attachment 5). Administration held seven workshop engagement events: five events with participants of the public hearing, one event with the Guidebook Multi-stakeholder Working Group, and one event with the development industry. Administration also held a final report back to Calgarians on what was heard and what amendments are being proposed.

Due to the Freedom of Information and Protection of Privacy Act (FOIP Act), Administration was not legally able to directly contact everyone who presented at the public hearing. All efforts were made to reach as many speakers as possible. Attachment 13 provides more information about engagement. Administration's Supplementary 'What We Heard Report' contains the verbatim notes from the engagement sessions and is provided in Attachment 6.

IMPLICATIONS

Social

The Guide provides policies for creating great communities for everyone now and into the future. The policies of the Guide, including the proposed amendments, help to strengthen existing communities while enabling growth and evolution. The policies help to promote diversity and inclusion throughout communities.

Environmental

The amendments to the Guide provide increased acknowledgment of climate change and help to retain trees and the urban canopy. The Guide's policies support city-building decisions regarding investment in infrastructure. Such decisions can have significant effects on our ability to reduce greenhouse gas emissions and to mitigate climate change.

Economic

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The Guide helps ensure that Calgary can provide the housing, transportation, and amenity options that are driving decisions around where businesses and industries locate.

Service and Financial Implications

No anticipated financial implications

RISK

The primary risk is what not approving the Guide may mean. If the Guide is not approved, The City's ability to achieve the following goals may be reduced: modernizing Calgary's planning system; providing certainty to communities, businesses and investors; and implementing the Municipal Development Plan in local area plans. Not approving the Guide could also limit The City's ability to achieve the potential avoidance of \$16B that implementing the Municipal Development Plan offers.

Adoption by resolution as opposed to as a statutory plan may create the risk of inconsistent application of policies across Calgary's new multi-community local area plans.

The proposed single-detached residential policy may reduce the City's ability to achieve its goals of creating complete communities and of supporting City investments with commensurate residential growth.

ATTACHMENT(S)

1. Previous Council Direction, Background
2. The Guidebook for Great Communities
3. Proposed Text Amendments
4. Verbatim Amendments Proposed at Public Hearing
5. ISL Consulting What We Heard Report
6. Supplementary What We Heard Report
7. Summary of Proposed Amendments
8. Summary of Sustainment Work
9. Summary of Items Not Being Considered
10. Sustainment Plan Update
11. Local Area Plan Sequencing
12. Statutory Plan Considerations
13. Engagement Details
14. **Public Distributions**

Department Circulation

| General Manager/Director | Department | Approve/Consult/Inform |
|--------------------------|--------------------------|------------------------|
| S. Dalglish | Planning and Development | Approve |
| M. Tita | Planning and Development | Approve |
| D. Hamilton | Planning and Development | Approve |
| | | |