

# Guide for Local Area Planning – What We Heard (PUD2021-0577)

Standing Policy Committee on Planning and Urban Development

May 5, 2021

*ISC Unrestricted*



## Summary of Recommendations

1. Change the name to “*Guide for Local Area Planning*”
2. Amend the *Guide for Local Area Planning* to add the option for communities to identify and preserve single-detached residential areas
3. Amend the *Guide for Local Area Planning* to address drive-throughs on Main Streets, trees, heritage, plain language and user-friendliness
4. Amend the *Guide for Local Area Planning* to include a land acknowledgement and purpose explanation
5. Adopt the *Guide for Local Area Planning* as a non-statutory policy by resolution of Council
6. Monitor the implementation of the policies through the upcoming local area plans and continue engaging communities, including those without currently active plans



## What are we trying to solve?

Our Planning system isn't sufficiently:

- Simple, understandable or easy to work with
- Enabling citizen and business outcomes
- Helping us advance towards Calgary's vision



## Council's direction from the public hearing

Council directed Administration to:

1. Deliver a What We Heard Report and engage as needed
2. Consider the statutory or non-statutory nature of the Guidebook
3. Propose amendments to the Guidebook for Great Communities
4. Report back to 2021 May 05 SPC on Planning and Urban Development



## What We Heard

- Various concerns, suggestions and improvements
- Broad support for the principles and objectives
- **Specific concerns:**
  - Impact to communities
  - Involvement of communities in planning decisions
  - Certainty regarding single-detached homes
- 3<sup>rd</sup> party consultant engaged to write the What We Heard Report



## What We Heard – Main Themes

### What We Heard Report

(ISL Consulting review of public hearing)

1. Densification
2. Land Use and Zoning
3. Community Engagement and Communication
4. Quality of Life
5. Cost of Living

### Workshop Engagement

1. Clarity, Predictability and Certainty
2. Complete Communities
3. Heritage
4. Engagement
5. Neighbourhood Stability and Character



## Between public hearing and today

- 7 workshops
  1. Wednesday, April 14: citizens, community associations representatives
  2. Thursday, April 15: development industry
  3. Thursday, April 15: citizens, community associations representatives
  4. Friday, April 16: citizens, community associations representatives
  5. Monday, April 19: Multi-stakeholder group
  6. Tuesday, April 20: citizens, community association representatives
  7. Tuesday, April 20: citizens, community association representatives
  
- Report back to the public, Thursday, April 29



## Amendments based on what we heard

- Name change: *Guide for Local Area Planning*
- Revise low density residential policy
- Clarity to policies regarding drive-through uses
- A land acknowledgement
- An introduction to explain purpose and use of the Guide
- Plain language improvements
- Local Area Plan program sequencing and engagement





## Why these changes work

- Responds directly to concerns heard
- Aligns with the Council approved Municipal Development Plan
- Allows stakeholders to plan for growth and change
- Forward thinking – Heritage & Climate
- Customization in Local Area Plan



## Ongoing concerns

- No new policy direction
- No changes to existing density, height, setbacks, lot sizes or coverage
- No loss of green space or removal of mature trees
- Continued community engagement



## Approval as a non-statutory policy

- Adopt by Resolution of Council, not as a statutory policy
- Add relevant policies to the Local Area Plans
- Use the non-statutory Guide to inform new Local Area Plans
- Monitor the implementation of policies
- Allow for ongoing refinement of policies
- Review and approval of future revisions through SPC on Planning and Urban Development and Council



## Recommendation for Council Approval

That the SPC on Planning and Urban Development recommend that Council:

1. Abandon Proposed Bylaw 17P2020, originally proposed at the 2021 March 22 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

