



GUIDEBOOK FOR GREAT COMMUNITIES
 amended to
Guide for Local Area Planning

Presented by and on behalf of:

BILD Calgary Region Established Area Members - and -
 Industry Members of the Established Area Growth & Change Strategy

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Introduction of Presenters:

Bev Jarvis, BILD Calgary Region

**James Robertson, In-coming Board Chair, BILD Calgary Region
and President CEO, UCPG**

David White, Principal, CivicWorks

Panel:

Joel Tiedemann, Anthem Properties

Chris Ollenberger, QuantumPlace



James Robertson
BILD Calgary Region &
University of Calgary Properties Group

Support for the Guidebook



What problem are we solving for?

- 260+ outdated Community Plans
- Inconsistency on development approvals/refusals
- Challenging conversations between developers, community, City and Council
 - Time
 - Cost
 - Frustration
 - Fractured Relationships



How would it work?

Step 1 of 3: Guidebook provides a framework to discuss community form and potential changes

Step 2 of 3: Guidebook helps guide City lead/community driven Local Area Plans

Step 3 of 3: Updated Local Area Plans facilitate and guide effective conversations on potential land use amendments, heritage etc.



How will we know if it works?

- A common language for us to have effective conversations on future Local Area Plans
- Approval of Local Area Plans that have helped strengthen working relationships and reflected a responsible and transparent use of people's time and resources



What the Guidebook IS:

- Product of 5-Years of Engagement & Policy Making Process
- One step in a larger process
- Collection of planning principles and tools as foundation for overlay of community context through LAPs
- Facilitates and encourages heritage, climate, transit-oriented development, mobility and sustainability policies in community planning
- Provides for a choice in housing types and mixed-use development
- Supports complete, diverse, equitable & inclusive communities



What the Guidebook **IS NOT**?

- Policy does **NOT** apply **UNTIL** a multi-community Local Area Planning process is undertaken and Council **APPROVES** a plan through a Public Hearing
- Public Engagement on Local Area Planning is not limited in any way by Guidebook approval – the Guidebook common policy allows Communities to focus on their unique context and preferences in LAPs
- Guidebook does **NOT** change Zoning



David White

CivicWorks

Benefits, Risks, and Path Forward



Key benefits, if approved...

- Establishes an operating system to realize the MDP's goals
- Creates a shared understanding of the various options and tools available when making LAPs
- LAP-making will put citizens in the driver's seat
- Planning for a group of inter-connected communities
- Next generation of LAPs will creation more certainty and predictability
- Supporting more diverse housing supply and a greater mixing of uses



Key benefits, if approved...

- Next generation of LAPs will provide essential direction and more certainty for developers
- Private Investment supports economic recovery
- Market activity and interest is limited within the Established Area
- Return on private investment and growth (tax uplift)
- The Guide enables the Established Area Growth & Change Strategy -- delivering new investment in community amenities and public realm improvements



Risks, if it fails or is delayed...

- Calgary's Next Generation Planning System at risk or lost
- New Local Area Plans on hold or delayed
- 260+ outdated ARPs and ASPs
- Uncertainty for all stakeholders
- Growth pressure remains and applications will continue
- Frustration for all stakeholders



An even better Guide...

62 amendments, highlights include:

- A new name: Guide for Local Area Planning
- Non-Statutory
- Single-detached special policy area – another tool in the LAP-making process for community stakeholders
- Recognition of key priorities: heritage, climate change, and protecting the tree canopy



Path forward...

- Long-term thinking
- Leadership
- A starting point for our Next Generation Planning System
- Commitment to monitoring and sustainment



QUESTIONS ?

James Robertson, BILD & University of Calgary Properties Group

David White, CivicWorks

Joel Tiedemann, Anthem Properties

Chris Ollenberger, QuantumPlace

Bev Jarvis, BILD Calgary Region