



- Land use amendment application in Rundle  
- bylaw tabulation later in the agenda for today

CITY OF CALGARY  
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ITEM: C2016-01672  
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## Background

- Need for more decision-making tools to guide applications
- Council direction to prepare scoping report
- Considerations:
  - No local area plan for Rundle
  - Redevelopment opportunities
  - Engaged community and stakeholders

## Master Plan Approach

- Administration recommends preparation of Master Plan, including a charrette
  - Identification of community issues
- Master Plan to include:
  - Vision
  - Land use concept
  - Recommendations for mobility, park space and public realm improvements
  - Identification of any servicing needs


## Master Plan Approach

- Approximately ten months to complete
- Continual engagement of community association, landowners, and other stakeholders
- Master Plan document to be highly graphic, with maps, images and diagrams
- Open House to share results

## Recommendation


Administration recommends that Council:

1. Direct Administration to carry out a master planning process, including a charrette, for Rundle Station as outlined in the project Scope of Work (Attachment 1) and to bring the Master Plan for information to the Standing Policy Committee on Planning and Urban Development no later than 2017 Q2.

Calgary  **Comparison of Approaches**

<p><b>Master Plan</b></p> <ul style="list-style-type: none"> <li>• No status under MGA; no “teeth” to enforce</li> <li>• Can be received by Council for information</li> <li>• Can include maps, concepts, policies, etc.</li> <li>• Useful tool to inform decisions on development applications</li> <li>• Can be prepared relatively quickly and cost effectively</li> <li>• Can be appropriate for areas that do not warrant a full-scale Area Redevelopment Plan</li> </ul>	<p><b>Area Redevelopment Plan or Station Area Plan</b></p> <ul style="list-style-type: none"> <li>• Full status under MGA; policies can be enforced at application stage</li> <li>• Includes maps, concepts, policies, etc.</li> <li>• Generally speaking, takes considerable time to prepare</li> <li>• Can be costly and resource-intensive</li> <li>• Most appropriate for areas expected to undergo large-scale change where detailed analysis is required</li> </ul>
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Calgary  **Comparison of Approaches**

<p><b>Enhanced Explore Session</b></p> <ul style="list-style-type: none"> <li>• Applicant submits “Explore” application prior to submitting Development Permit</li> <li>• Applicant meets with City departments, community association and other landowners to identify opportunities and constraints for application site only</li> <li>• “Explore” report summarizes info meeting and is used to guide decision on development permit for the application site</li> <li>• Cost-effective option but provides direction for application site only</li> </ul>	<p><b>Take No Special Action</b></p> <ul style="list-style-type: none"> <li>• Applicant submits Development Permit application using normal process</li> <li>• Administration reviews based on high-level policies and uses discretion to make decisions</li> <li>• Most cost-effective option but may lead to piecemeal decision-making; new development may not take advantage of all opportunities</li> </ul>
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