

## **GREEN LINE SE TRANSIT ORIENTED DEVELOPMENT POLICY- DEFERRAL REPORT**

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### **EXECUTIVE SUMMARY**

As part of ensuring the success and encouraging development of Transit Oriented Development (TOD) areas along the southeast leg of the Green Line, Administration has been preparing policy aligned with the stakeholder charrette concepts for Inglewood, Ramsay, South Hill, and Millican-Ogden. The policy was directed to return to Council by the end of 2016 December. Because of the timelines, engagement is scheduled over the summer months, which is causing concern with communities and industry, as many of their volunteer members are on holidays and do not feel they have adequate time to review and discuss the draft policies. Engagement with communities and industry is critical for the success of these plans, and as such, Administration is requesting time outside of the summer months to ensure thorough engagement on draft policy with these groups.

### **ADMINISTRATION RECOMMENDATION(S)**

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

1. Defer this item to return to Council, through Calgary Planning Commission, no later than the end of Q1 2017 to allow more time for community and industry engagement; and
2. Receive this report as an item of Urgent Business for the 2016 July 25 Regular Council Meeting.

### **RECOMMENDATION OF THE SPC ON PLANNING AND URBAN DEVELOPMENT, DATED 2016 JULY 22:**

That the Administration Recommendations contained in Report PUD2016-0631 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”.

### **BACKGROUND**

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

In 2015 Administration organized intensive multi-day design workshops with stakeholders (charrettes) in order to develop feasible, desirable development concepts in TOD hubs in the communities of Inglewood, Ramsay, Millican-Ogden and South Hill. Implementing the visions established at the charrettes through policy requires continued public engagement with the communities and property owners.

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### **INVESTIGATION: ALTERNATIVES AND ANALYSIS**

Since 2016 February, Administration has engaged with community members, industry and land owners regarding the process, policies and vision for these communities. On 2016 June 21 and 22, Administration held open houses for the public at various locations throughout the city where draft policy was presented. Through the open houses, the communities and industry made clear that there were a number of topics and ideas that would benefit from further refinement and discussion. Within the established project timelines, additional engagement has been planned for July and August. However both industry and communities have expressed concern that this does not provide enough time for adequate review and discussion with many volunteer members, residents and land owners away during the summer months (Attachment).

Administration is therefore requesting that Council directed 2016 December delivery date be extended to Q1 2017 to allow for consultation to take place after the summer months. Planning & Development has consulted with all City departments and business units involved in the Green Line program to confirm that the deferral will not impact related projects.

### **Stakeholder Engagement, Research and Communication**

Administration has held three public open houses since 2016 February. The content of the first engagement reiterated the ideas of the charrettes (completed in 2015), while the second engagement in 2016 April detailed the process that would be used to create policy. On 2016 June 21 and 22, the third open houses presented the first draft of policies for these areas. In order to meet project timelines, an open house to present the final, proposed policy is anticipated for 2016 September, which necessitates engagement over the summer months to refine draft policy in consultation with stakeholders. Engagement in the fall would allow for stakeholders to have increased capacity to review and discuss draft policies with Administration and enhance the sharing of information necessary for policy development.

### **Strategic Alignment**

Achieving development that supports The City's strategic direction requires the support of industry and community stakeholders. Taking the time for thorough engagement with these stakeholders can result in better policy, regulation and development.

### **Social, Environmental, Economic (External)**

#### **Social**

Great communities are adaptable to the needs of current and future residents. Time outside of the summer months to complete community engagement will ensure that these policies reflect the local needs unique to each community today and in the future.

#### **Environmental**

Environmental sustainability is vital to many of the communities along the Green Line. Extra time to complete engagement in the fall will ensure policies reflect 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. Extra time outside of the summer months to complete industry

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engagement will ensure that these plans reflect the needs of the development industry and land owners to 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 additional capital budget implications associated with this deferral request.

### **Risk Assessment**

If more time for engagement outside of the summer months is not provided, there is a risk of developing local and city-wide policies that inadequately address the needs of the communities and the communities' vision for their neighbourhoods. There is also a risk that the plans will not adequately reflect the needs of industry and land owners, resulting in policy that could present implementation challenges. Extending consultation time into the fall will ensure the correct policies are proposed for these areas. Having misaligned policies will risk both community and industry support for these plans.

The Green Line program continues to coordinate with several City departments and business units and has been supported throughout the process. The deferral will not impact the other related key projects from other departments.

### **REASON(S) FOR RECOMMENDATION(S):**

Thorough stakeholder engagement is vital to enabling and ensuring desired development in communities along the southeast leg of the Green Line, and reflecting the unique nature of these communities in accommodating both current and future residents and businesses.

### **ATTACHMENT**

Letters of support from affected stakeholders