

SUPPLEMENTARY REPORT TO LAND USE AMENDMENT, SHAGANAPPI (WARD 8), 12 AVENUE SW & 28 STREET SW, BYLAW 92D2014 (CPC2014-101)

EXECUTIVE SUMMARY

The purpose of this report is to respond to council direction that four items from the 2014 September 08 Combined Meeting of Council be discussed at the nextCITY Advisory Committee. The Shaganappi Point Area Redevelopment Plan (ARP) and three land use amendments in that area were discussed at the Committee in terms of the process that led up to their presentation to Council. These items can now be considered by Council.

RECOMMENDATION(S)

That Council consider report CPC2014-101 and the recommendations in Attachment 1.

PREVIOUS COUNCIL DIRECTION / POLICY

At the 2014 September 08 Combined meeting of Council, the Shaganappi Point Area Redevelopment Plan (CPC2012-108) and three land use amendments (CPC2014-100, CPC2014-101 and CPC2014-102) were referred to the nextCITY Advisory Committee (formerly Transforming Planning Internal Advisory Committee), for further discussion with Administration on the process that has led us to this point, and return to Council at the 2014 November 03 Combined Meeting of Council.

BACKGROUND

The nextCITY Advisory Committee was formed from the close-out of the Transforming Planning Internal Advisory Committee. It functions as a sounding board to ensure alignment of nextCITY projects with corporate goals and initiatives.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The nextCITY Advisory Committee discussed the process through which the ARP was considered. The topics of discussion included:

1. An economic study that was completed following Calgary Planning Commission's (CPC) consideration of the proposed ARP to address some of the concerns raised by CPC ;
2. The degree to which ARP's should be "aspirational" versus pragmatic; and
3. Highlighting that the land use amendment applications are separate items and can be considered by Council without the Area Redevelopment Plan being approved

Now that this discussion has taken place, the items can now be considered by Council.

Stakeholder Engagement, Research and Communication

None for this report.

Strategic Alignment

Not applicable.

Social, Environmental, Economic (External)

Social, environmental, and economic implications were considered in the discussion of these items at the nextCITY Advisory Committee.

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Financial Capacity

Current and Future Operating Budget:

There are no operating budget implications associated with this report.

Current and Future Capital Budget:

There are no capital budget implications associated with this report.

Risk Assessment

There are no risks associated with Council considering these items at a Public Hearing of Council.

REASON(S) FOR RECOMMENDATION(S):

Council directed that the Shaganappi Area Redevelopment Plan and three land use amendments (including CPC2014-101) in that community be sent to the nextCITY Advisory Committee for discussion. That discussion has taken place and the items can now be considered by Council.

ATTACHMENT(S)

1. Cover Report – CPC2014-101
2. Proposed Bylaw 92D2014
3. Public Submissions