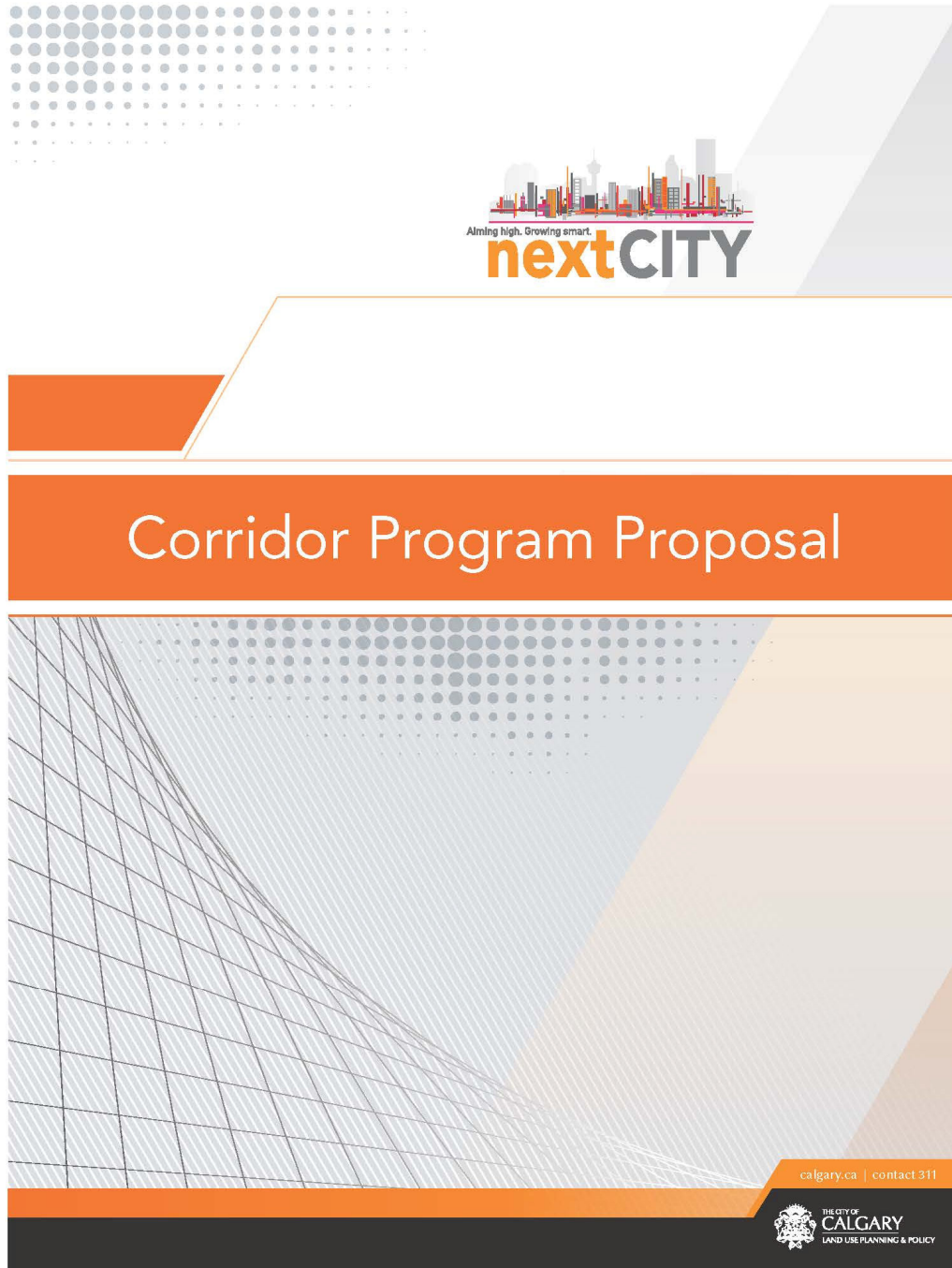


## Corridors Program Proposal



# Corridors Program Proposal

## Overview

### Rationale

Calgary has 24 urban and neighbourhood corridors identified in the Municipal Development Plan (MDP). These corridors have seen significant application activity, and are often in areas which feature limited guidance from existing policy and highly fragmented land ownership. Land Use Planning and Policy (LUPP) recommends prioritizing policy and a coordinated approach to developing land use in these areas because:

- There is considerable development interest and activity in these areas.
- They are close to many low density residential neighbourhoods and require both consistent and meaningful public engagement.
- The land in these areas is owned by many different people, requiring better coordination and planning of services to develop the land.
- Opportunity to better align plans for transportation in these areas.
- To build on recent experience developing other similar corridors.

### Philosophy

Long term success will take the coordinated action and collaboration of many City Business Units and community and developer stakeholders. The City's approach to planning and implementation in the Centre City has actively fostered such coordination and collaboration, with positive results; extending this approach to Calgary's urban and neighbourhood corridors can build positive momentum, respond to current needs, and plan for longer-term strategic opportunities.

### 24 Corridors



**Figure 1:** The MDP has designated corridors in every quadrant of the city. Many diverse communities have a corridor either within or along their boundaries.

# Corridors Program Proposal

## Governance

Administration is proposing to establish a steering committee for this program to appropriately coordinate corporate action and investment across all 24 MDP corridors, provide a consistent approach to application review and decision making, and respond to the diversity of issues and challenges that the transformation of these corridors will entail over the next thirty years.

Administration has already undertaken numerous initiatives that affect urban and neighbourhood corridors across the city, from RouteAhead to partnerships with Business Revitalization Zones. Under the banner of Next City and using the model of Transforming Planning, it is proposed that the Corridors Program will LEARN from all these initiatives to develop an overarching planning and implementation framework to GUIDE long term action. With this knowledge it will be possible to ALIGN policies and processes by amending, adjusting or updating existing work to assist in meeting the goals of the MDP and CTP. The Corridors Program will also include strategies to IMPLEMENT these processes and policies.

## Engagement/Communication

The Corridors Program will include meaningful engagement for each of the steps described on the following pages. Administration will create an engagement and communication strategy before commencing work on the program.



**Figure 2:** The Corridors Program will enable The City to deliver the Guide/Align, Implement, and Learn elements of the new planning system.

# Corridors Program Proposal

Step  
1

Defining the Corridors

**Product:**


A council approved step-by-step procedure for determining corridor boundaries based on:

- Council approved policy (MDP/CTP)
- Existing parcel boundaries and forms of development
- Local conditions (topography, infrastructure, identified areas of stability that may be inappropriate for intensification)
- Community input through EXPLORE discussions

**Uses:**

Used to help planners make application decisions and provide clarity for all stakeholders on where the corridors begin and end.

Preliminary Outline





# Corridors Program Proposal

Step  
2

## Corridor Profiles

### Product:

Short summaries of each corridor containing:

- Relevant local policies
- Market conditions (catchment, redevelopment potential, development interest, vacancy rates, commercial variety)
- Current built form, intensity and context
- Potential built form and context given the existing land use
- Parking conditions (free or paid, bicycle and vehicle, street/off-street, number)
- Social conditions (e.g. incidences of crime and disorder)
- Amenities (based on complete communities guidance from the MDP)
- Transportation level of service
- Unique features that distinguish each corridor

### Uses:

Application review, informing policy, reference material.



# Corridors Program Proposal

Step  
3

## Application Review Tool

### Product:

A council approved step-by-step procedure for evaluating land use applications and development permits within a corridor based on the same sources as contained in the Corridor Profiles. Procedures will be developed to determine:

- Where the active fronts (as opposed to lower-activity sides and backs) of buildings should be located
- Where the primary pedestrian routes are
- Where intensity is most appropriately located
- How transitions to lower-intensity uses will work in terms of policy and design
- Appropriate land uses along the corridor
- Transit infrastructure and design
- Parks and public spaces

### Uses:

Application review, providing comfort and consistency for applicants and communities.



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# Corridors Program Proposal

## Phase Two | Policy and Strategy

Step  
4

### Policy Framework

#### Product:

Policies that apply city-wide and/or to specific corridors.

- Formalization of the Application Review Tool created in Step 3
- New implementation tools, including a potential Corridor land use district based on the downtown Commercial-Residential (CR) District
- Strategy development for collaboration with internal and external stakeholders to address issues that go beyond land use; for instance parking, bylaw/nuisance issues, economic development, retail mix and vitality, and signage and wayfinding
- Defining desired outcomes for corridors on a city-wide and corridor-by-corridor basis

#### Uses:

Provide policy guidance to GUIDE a consistent approach to redevelopment and collaboration with internal and external partners through EXPLORE discussions.



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# Corridors Program Proposal

Step  
5

## Policy and Bylaw Amendments

### Product:

Strategic amendments to Local Area Plans that apply to specific corridors that would:

- Remove corridor information from plans where there is little detail or it is in conflict with the MDP. Development in these corridors would be evaluated against the Policy Framework created in Step 4
- Review and amend Local Area Plans to align with the Policy Framework created in Step 4
- Apply the Commercial-Residential (CR) Land Use District and investigate the use of overlays.

### Uses:

Ensure that consistent direction is given for evaluating development applications and corporate investment across multiple Local Area Plans and areas without any Local Area Plan.



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# Corridors Program Proposal

## Phase Three | Implementation and Delivery

Step  
6

### Implementation Strategy

#### Product:

An implementation strategy for Corridors that identifies future projects that achieve the vision of the MDP. This can include:

- Streetscape improvements
- Placemaking
- Transportation improvements
- Parks and public space improvements
- Partnership development with external stakeholders including BRZs, landowners, and community associations
- Link to budget and Infrastructure Investment Plans

#### Uses:

To guide improvements within corridors that impact public land and infrastructure and the relationships between the various stakeholder groups.



# Corridors Program Proposal

Step  
7

## Reporting, Monitoring and Promotion

### Product:

A data collection and reporting strategy to keep Council informed on the development of corridors. This will provide the information to allow The City to determine what strategies and policies are successful and where. It will also highlight corridors that are underperforming and allow Administration to focus on those areas and LEARN from both challenges and successes. This step is also intended to allow for a multi-stakeholder effort to promote development and interest in the corridors. This strategy will include:

- The baseline indicators of success for each corridor
- A timeline of when to revisit the health indicators
- Future engagement with stakeholders and the community to report on the success of corridors
- A reporting timeline to provide Council with accurate and timely information on the success of corridors
- Economic market analysis in terms of both development interest and commercial vitality
- Dialogue with the development and retail industries aimed at promoting successful corridor intensification

### Uses:

To measure the success of the overall corridor strategy, provide check-in point to amend or adjust policy direction based on feedback and success indicators, and build momentum for successful redevelopment and intensification.

