

Planning & Development Services Report to  
Infrastructure and Planning Committee  
2024 October 16

ISC: UNRESTRICTED  
IP2024-0993

## **City Building Program – Program Update – 2024 October**

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### **PURPOSE**

The purpose of this report is to provide an update on the City Building Program along with the anticipated schedule of forthcoming reports and deliverables. This report discusses each component of the program: the Calgary Plan, the new Zoning Bylaw and the Street Manual.

### **PREVIOUS COUNCIL DIRECTION**

On 2022 February 15, Council approved the City Planning and Policy Roadmap (IP2022-0053) which included a description and schedule for the Calgary Plan and Land Use Bylaw renewal. Additional information is found in Previous Council Direction and Background (Attachment 1).

#### **RECOMMENDATION:**

That the Infrastructure and Planning Committee recommend that Council receive this report for the Corporate Record.

#### **RECOMMENDATION OF THE INFRASTRUCTURE AND PLANNING COMMITTEE, 2024 OCTOBER 16:**

None

Excerpt from the Minutes of the Regular Meeting of the Infrastructure and Planning Committee, 2024 October 16:

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“A Public Submission was distributed with respect to Report IP2024-0993.

**Moved by** Councillor Mian

That with respect to Report IP2024-0993, the following be approved:

That the Infrastructure and Planning Committee forward this Report to the 2024 October 29 Regular Meeting of Council.

For: (7): Councillor Sharp, Councillor Mian, Councillor Chabot, Councillor Spencer, Councillor Wyness, Councillor Walcott, and Councillor Wong

**MOTION CARRIED”**

### **CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS**

General Manager Debra Hamilton concurs with this report. The City Building Program is an important opportunity to advance multiple Council strategic priorities, including housing, climate, and modernizing government by updating our highest order plan and two key implementing tools.

### **HIGHLIGHTS**

- The City Building Program will deliver the Calgary Plan, the Zoning Bylaw and the Street Manual to provide more effective direction for land use and mobility in Calgary.

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- These tools will help Calgary remain economically competitive, enable growth and development, support climate resilience, foster equity and provide greater opportunities for Truth and Reconciliation.
- The City Building Program has been working with Calgarians for the last two years to build and shape these three documents. They will be finalized and implemented over the next several years.
- The Calgary Plan will soon be recommended for approval, starting with the 2024 December 11 Infrastructure and Planning Committee. The Street Manual is to be completed later in 2025 and the Zoning Bylaw is to be considered by Council in 2026.

### DISCUSSION

City building is a key function of what The City of Calgary does. Working with our industry and community partners, we approve and help shape our communities, including building streets, parks and facilities that contribute to an incredible city in which every Calgarian can thrive.

The City Building Program will align The City's highest level land use, mobility and planning policies with effective, user-friendly implementation tools. Together, these documents will guide The City, partners, developers and residents in planning the future of how we move, build and use land across Calgary.

With these updated tools, Calgary will continue its journey as a place where everyone can thrive in the face of the many changes, challenges and opportunities that confront us as our city grows towards two million residents.

### Components of the City Building Program

The three components of the Program are:

1. The Calgary Plan
2. The Zoning Bylaw
3. The Street Manual

Below is a short summary of each component. A program summary, including a visual timeline of key deliverables, is found in the Program Summary (Attachment 2).

#### The Calgary Plan

The Calgary Plan provides the highest-level land use and mobility policy to guide development in Calgary. It will provide direction and guidance that balances the long-term sustainability and resilience of our city with the immediate needs of today.

The Calgary Plan builds upon, and will be a replacement for, the current Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP) (first approved in 2009 and updated in 2020). The Calgary Plan represents the same vision and principles as the current MDP, with greater emphasis on four key foundations: growth, climate resilience, Truth and Reconciliation and building a more equitable city. The Calgary Plan will reflect feedback gathered from extensive engagement with Calgarians.

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### The Zoning Bylaw

The Zoning Bylaw will guide land use and development on every parcel in the city, making it one of the most important tools for implementing the vision and policies in the Calgary Plan. The Zoning Bylaw will focus on consistency and usability, making it easier to develop and redevelop land in ways aligned with the Calgary Plan's goals and direction.

The Zoning Bylaw will replace the current Land Use Bylaw 1P2007, which was first approved prior to the current MDP in 2007. The Zoning Bylaw will be informed by completed and ongoing engagement with Calgarians and our partners.

### The Street Manual

The Street Manual will be used by The City and its partners to guide design decisions for new and retrofitted streets. The Street Manual will help ensure that our streets provide safe and comfortable environments for all users, while better aligning street design with adjacent development.

The Street Manual will replace the existing Complete Streets Policy and Guide (approved by Council in 2014) as well as The Design Guide for Subdivision Servicing – Section II: Roads (the City's current road specifications). The Street Manual will be informed by our experience and ongoing dialogue with our partners since the Complete Streets Policy and Guide was adopted. It will provide the technical tools to deliver on the mobility policies included in the Calgary Plan.

### **Schedule of Deliverables**

The Calgary Plan will be presented at the Infrastructure and Planning Committee on 2024 December 11. A public hearing of Council will follow in 2025 Q1, before the Calgary Plan is provided to the Calgary Metropolitan Region Board for review. After this process is complete, it will return to Council for final approval, anticipated in the second quarter of 2025.

The Zoning Bylaw was originally scheduled to come to Council for decision in the fourth quarter of 2024. As a result of feedback from The City's partner organizations, internal program teams and the public, the timeline has been adjusted. A Zoning Bylaw project update will go to Council in 2025. After further refinement and testing, the Zoning Bylaw will return to Council for final approval in 2026.

An update on the Street Manual will be presented to Council by the second quarter of 2025. As a technical standard, the final version of the Street Manual will be approved for use by Administration.

### **Policy Alignment**

The three deliverables of the Program will update City planning policies and tools to align with current Council direction, as well as social, environmental and economic policies from across the organization, including:

- *Resilient Calgary: Council's Strategic Direction 2023-2026*
- *Home is Here – The City of Calgary's Housing Strategy 2024-2030*
- *Dismantling Systemic Racism, Transforming Lives: The City of Calgary Anti-Racism Strategic Plan 2023-2027*

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- *Climate Resilience Strategy: Pathways to 2050*
- *The Social Well-being Policy*
- *White Goose Flying – Calls to Action.*

The ways these policies and strategies have influenced the City Building Program are discussed in Attachment 1 (Previous Council Direction and Background). In addition, the City Building Program is working to align with, and set the foundation for, several upcoming cross-corporate initiatives, including Connect: Calgary's Parks Plan and the River Valleys Project.

### EXTERNAL ENGAGEMENT AND COMMUNICATION

- |                                     |   |                                     |   |
|-------------------------------------|---|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Public engagement was undertaken        | <input checked="" type="checkbox"/> | Dialogue with interested parties was undertaken     |
| <input type="checkbox"/>            | Public/interested parties were informed | <input type="checkbox"/>            | Public communication or engagement was not required |

#### Engagement summary

Three phases of engagement have been completed since the City Building Program began. This has involved robust engagement with the public, interested parties, equity-deserving communities and Indigenous Nations and peoples to ensure that all Calgarians have had the opportunity to help shape the future of our city. A variety of innovative tactics have been used and engagement plans have been adjusted throughout in response to requests from our partners. A fourth phase is underway focused on the Zoning Bylaw and the Street Manual.

Please see the Engagement Summary (Attachment 3) for a summary of engagement activities.

### IMPLICATIONS

#### Social

The City Building Program will deliver updated land use and mobility policies and guidelines. This work aligns with City policies and strategies related to Housing, Equity, Truth and Reconciliation, Social Well-being and Anti-racism. These changes are expected to influence city planning, policies and practices in Calgary to achieve better results for equity-deserving groups and stronger relationships with Indigenous Nations and peoples.

#### Environmental

Alignment with Calgary's *Climate Resilience Strategy* has been a significant focus of the updates to each document, putting tools in place to support Calgary's Climate goals.

#### Economic

The City Building Program has updated policies related to economic resilience, downtown revitalization and economic development. Streamlining policy and guidelines will add flexibility and certainty for business in Calgary, helping to keep our city economically competitive and attractive to new investment.

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### Service and Financial Implications

**No anticipated financial impact**

### RISK

Significant delays or impediments to completing the City Building Program would mean that Administration would continue to rely on outdated planning documents and policies, which would leave us less well prepared for the significant growth and change anticipated in the coming years. Missed opportunities to streamline processes and respond to Council direction could lead to less certainty and predictability for the development community and Calgarians.

### ATTACHMENTS

1. Previous Council Direction and Background
2. City Building Program Summary
3. City Building Program – Engagement Summary
4. Presentation
5. **Public Submission Received at Committee**

#### Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Debra Hamilton	Planning & Development Services	Approve

Author: City Building Program  
**City Clerks: C. Doi / C. Nelson**