

DEC 13 2017

ITEM: 3.6 PUD2017-1172
Admin Report
CITY CLERK'S DEPARTMENT



Rundle Area Master Plan

A new local area plan for the Rundle transit-oriented development area

PUD2017-1172

2017 December 13

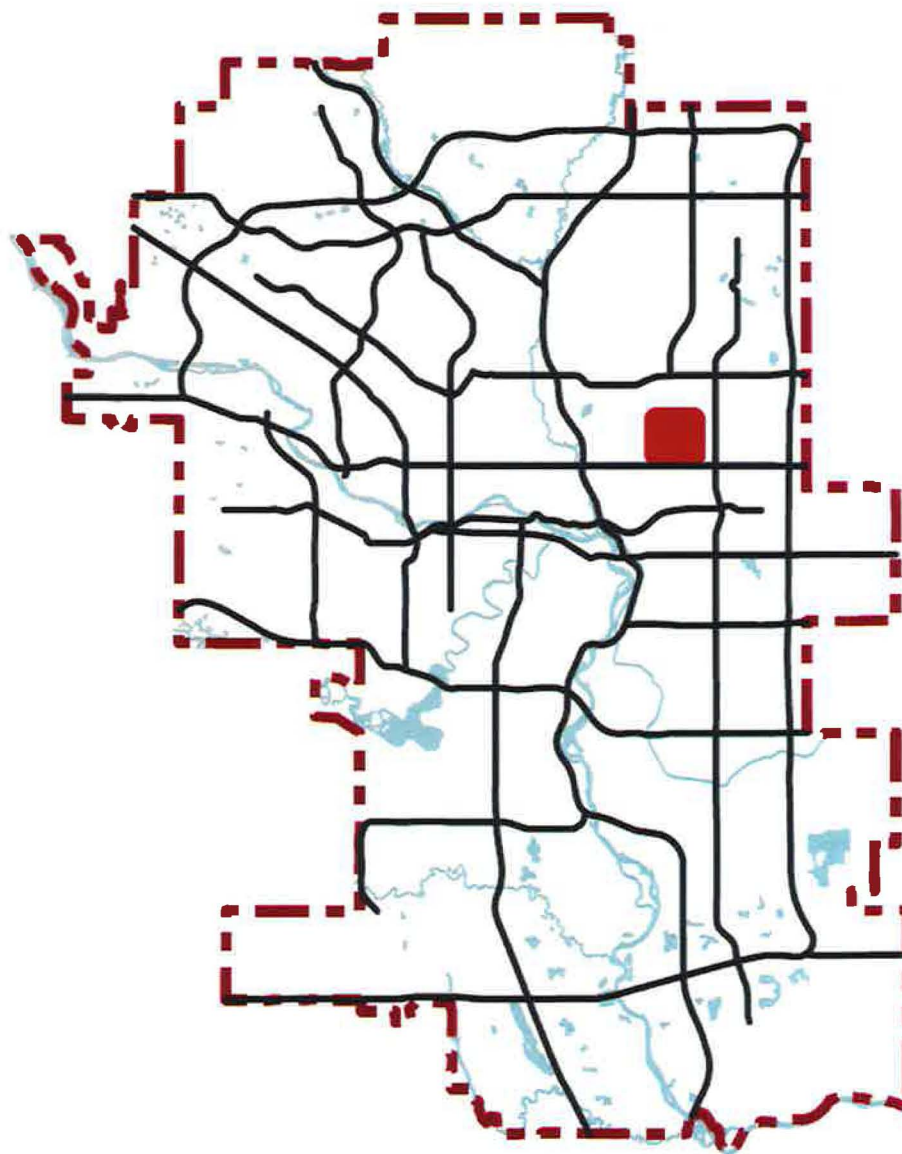
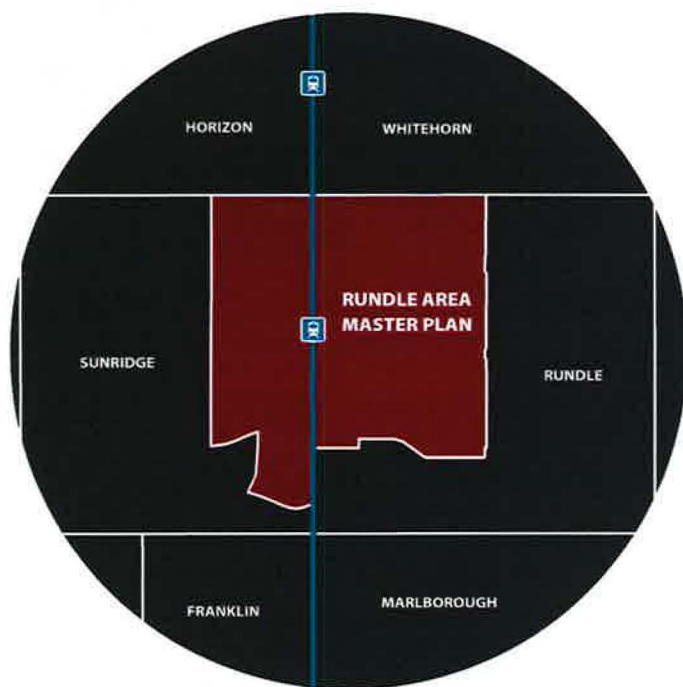
What is the Rundle Area Master Plan?

- Council direction through Notice of Motion
- Non-statutory planning document
- Transit-oriented development
- 30 year vision
- Policies to guide redevelopment and to realize vision



Where is Rundle?

- Inner north-east along LRT (Blue Line)
- Study area includes portions of the Sunridge area (employment) and the Rundle community (residential)
- Notable destinations include Peter Lougheed Centre and Sunridge Mall



Who did we talk to?

- Robust engagement plan
- Regular meetings with Community Association and landowners
- Five in-person public events
 - three open houses
 - design workshop
 - charrette
- Outreach to diverse populations
 - translation
 - advertising

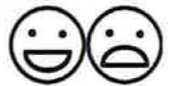


What did we hear?

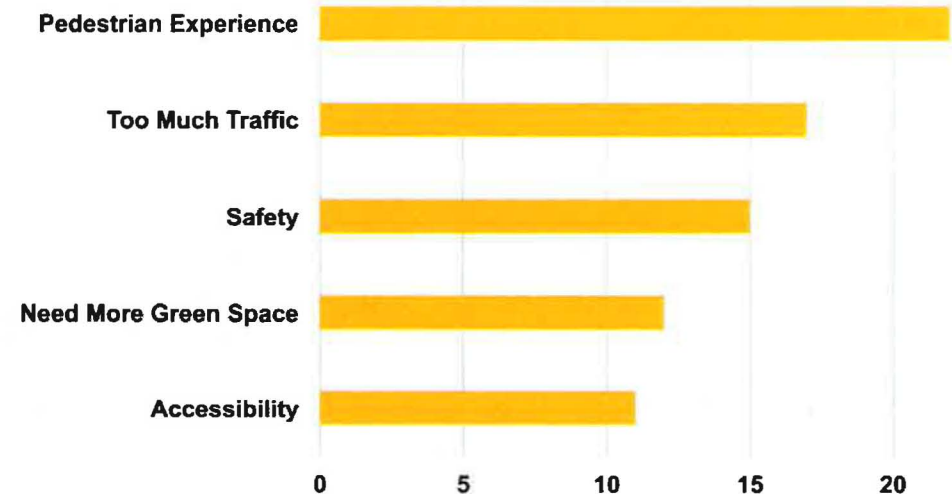
- Study area is well loved but needs attention
- Stakeholders:
 - are excited about redevelopment, especially on the mall site
 - would like to see improvements to pedestrian crossings
 - have observed challenges with 36 Street
- Redevelopment needs to be sensitive



RUNDLE REPORT BACK



Pains (“Concerns”) – Top 5



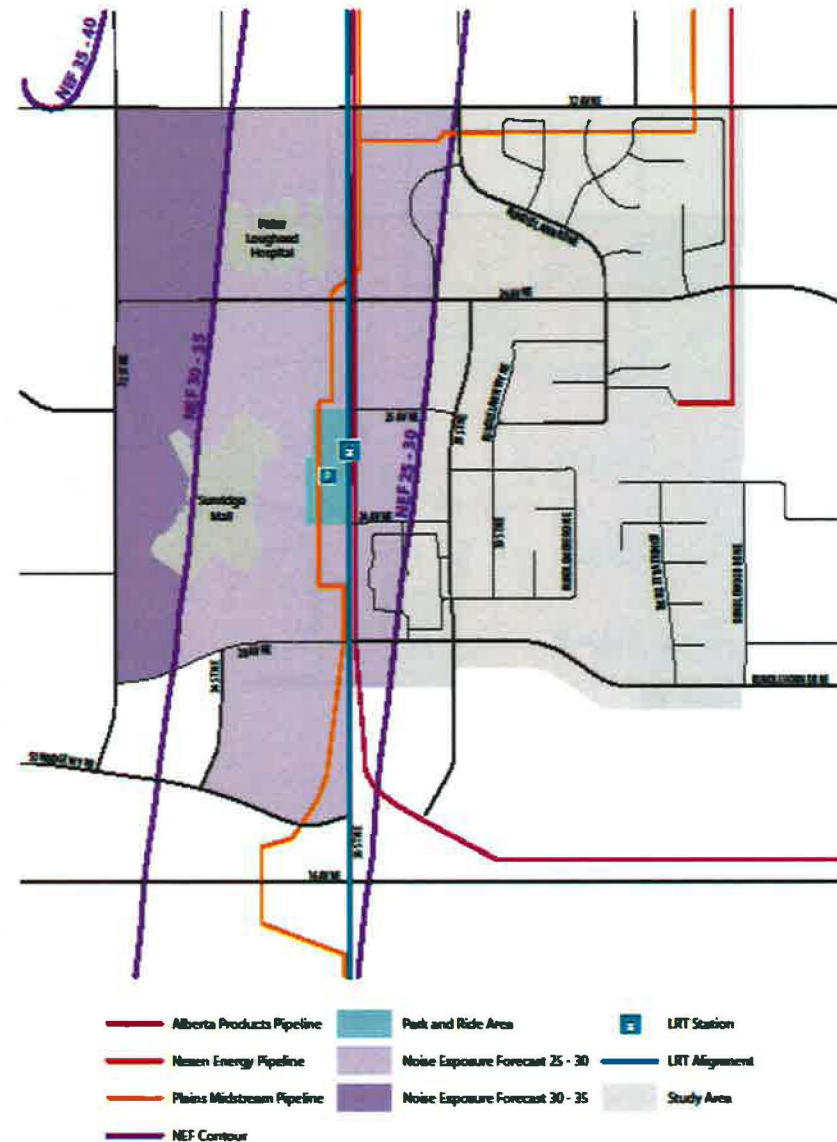
What are the opportunities?

- Knit together east and west sides of 36 Street via an activity corridor
- Redevelop shopping mall area into a mixed use centre
- Expand health care jobs and services
- Incorporate new green space on west side
- Intensify residential blocks near LRT station

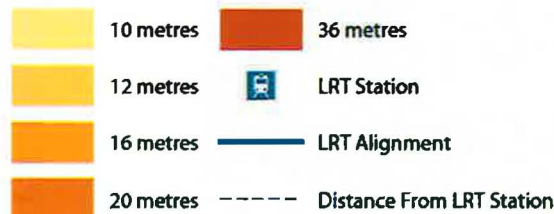
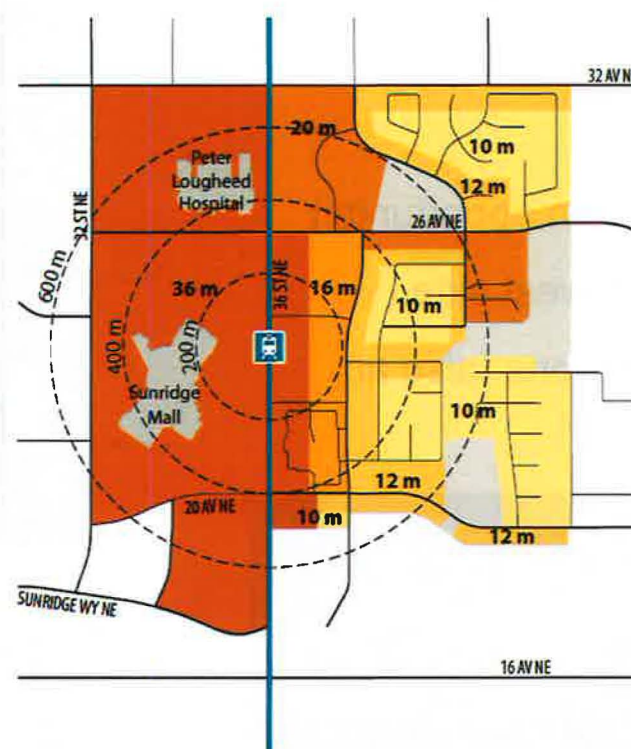
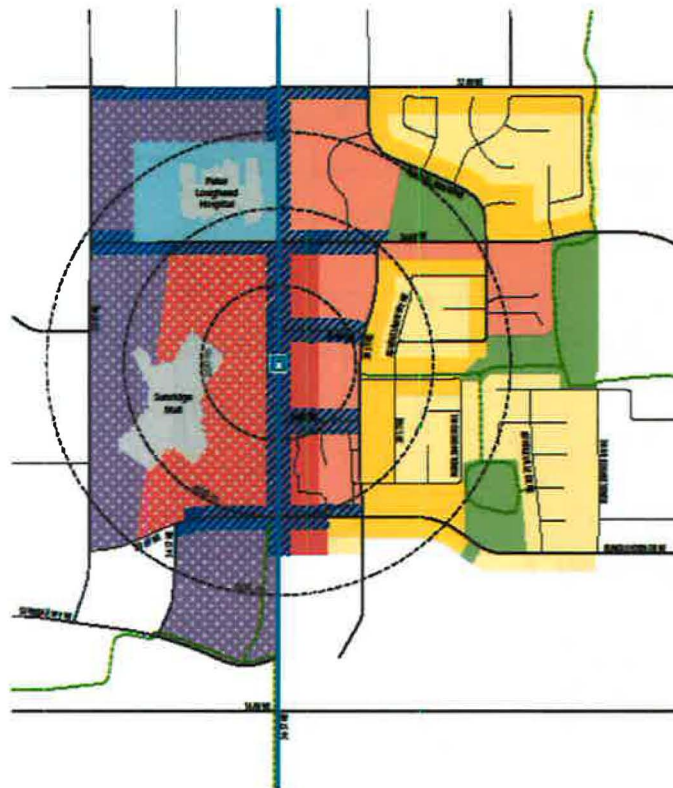


What are the constraints?

- Proximity to airport
- Pipelines
- LRT configuration (also an opportunity)
- Lack of green space on west side
- Poor pedestrian connections (also an opportunity)



What is the plan?



- High intensity activity corridor
- Mixed use and employment
- Active frontage
- Sensitive transitions in height and building form



How did we address stakeholder input?

- Building blocks and maximum heights map require transitions
- Conceptual new park/plaza space
- High level policies encouraging improvements to pedestrian connections and mobility
 - Recommendation for future transportation study
- Plan encourages beautification and placemaking
- Plan encourages expansion of health/wellness function of area



Recommendations

1. Receive the Master Plan for Information.
2. Direct Administration to use the Master Plan to evaluate development applications in the study area and to consider the goals of the Master Plan when making future infrastructure decisions pertaining to the plan area.
3. Direct Administration to report back to Council, through the Special Policy Committee on Transportation and Transit, by 2018 May with a scope of work to further evaluate and develop an implementation plan for transportation infrastructure.

