



City of Calgary, Planning & Urban Development  
The City of Calgary  
PO Box 2100, Station M  
Calgary, AB T2P 2M5

March 5, 2018

Attention: Mr. David Down, City-Wide Urban Design – Community Planning

Re: SPC for PUD – March 5, 2018 | PUD 2018-0170: Outline Plan Design Review

### **OUTLINE PLAN DESIGN GAP – SCOPE OF WORK**

BILD Calgary Region (BILD) wish to thank the Planning & Urban Development Committee for incorporating BILD's request to include the following in its decision in July 2017:

*That Council direct Administration to bring back a Report, through the Standing Policy Committee on Planning and Urban Development, that identifies and evaluates what, if any, design gaps currently exist in new outline plans, and determine, in conjunction with the development industry and stakeholders, how best to address that gap, and redundancies that may exist among the organizational bodies involved in the review process, no later than 2019 Q1."*

We agree with Administration that bringing this back to Committee for clarification is a good idea. Having reviewed Administration's report, we believe we need to clarify our original request.

BILD's reference to 'design gaps in new outline plans' was intended to assess for any obvious, recurring 'design flaws' in approved outline plans. Specifically, in outline plans that were approved under the generation of statutory plans (e.g. ASPs/ARPs) fully governed by the Municipal Development Plan (MDP).

### **City Workshops**

BILD appreciates the efforts by Administration to host working groups with community, city administration and industry before bringing this to Committee. From what we've seen, preliminary outcomes from those meetings have identified that there are no obvious, recurring design flaws in new outline plans. If this early indication is confirmed, we believe the rest of the scope would no longer be relevant, and a significant amount of time and resources could be freed up or applied elsewhere.

### **Scope Clarity and Limitations**

The scope of work proposed is more ambitious than what we intended. It was not our intention to ask Administration to review policy, process or built form, as indicated in this report. If this expanded scope is endorsed, then we would have the following comments / concerns:

#### **On Policy:**

We recognize that an enormous volume and breadth of policy needs to be considered and applied with appropriate balance for every outline plan. Attempts to assign a common 'policy cause' to an 'outline plan design gap' may not be possible: conditions and technical constraints are different for each outline plan, making it difficult to assign blame to any particular policy for a consistent design gap.

#### **On Process:**

Process improvements are underway through the City/Industry Work Plan-Continuous Process Improvement (CPI). We understand that any development and planning process challenges will be addressed under that program – and we support that work. We understand that any process concerns identified by this work will be subsequently raised with the CPI team. If no apparent 'design flaws' are evident in outline plans as approved, then incorporating the Urban Design Team as part of that overall process (instead of as a separate and specific project) may be a more efficient deployment of resources, particularly given the current demands on staff.

#### **On Product (Built Environment):**

In new community areas, few outline plans have been approved under new ASP's which were brought forward after the MDP was approved. We believe that these examples may be limited to one (?) ASP area in Calgary, as growth management overlay restrictions have limited the approval of outline plans in all new ASPs to date. Outline plan opportunities are fewer in established areas, particularly under ARPs that would have been written following the approval of the MDP.

#### **In summary, BILD**

1. Is concerned that the current scope of work to address outline plan design gaps is more ambitious than required (scope creep);
2. Believes the workshops have uncovered no obvious, recurring design flaws (gaps) in new approved outline plans;
3. Asserts that process challenges are not the same as a design failure. BILD supports ongoing process improvements via the Industry/City work plan independently from the question of design;

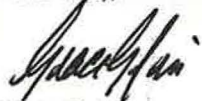
**and requests that Committee provide direction to Administration that the work under Attachment 1 of this report be concluded and deemed complete unless specific, recurring design flaws can be jointly identified in new approved outline plans.**

#### **REDUNDANCIES OF ORGANIZATIONAL BODIES / MONITORING PROGRAM**

BILD agrees with Administration that redundancies and inefficiencies in design-related governance (UDRP, CPC, CWUD, Policy) should be interpreted more broadly than outline plans. We should streamline the approval process in a way that promotes good design in the most effective way possible. As many design decisions are made outside of the approval / engagement process, the measurement of effective input should be determined in tandem with applicants and industry.

**BILD requests that Committee provide clarification to Administration, that industry be involved in adjusting and implementing the tools and methodology identified in Attachments 2 and 3.**

Yours truly,



Grace G. Lui

Director, Strategic Initiatives & Government Relations  
BILD Calgary Region

c.c. Stuart Dagleish, General Manager Planning & Development, City of Calgary  
Debra Hamilton, Acting Director, Community Planning  
Members of the SPC on Planning & Urban Development

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|-----------------------------------|---------------------------------------|
| - Councilor J. Magliocca (Chair)  | - Councilor J. Davison                |
| - Councilor R. Jones (Vice-chair) | - Councilor P. Demong                 |
| - Councilor W. Sutherland         | - Councilor D. Farrell                |
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