

**Item #7.1**

## **Scope of Work – Outline Plan Design Gaps**

### **1.0 Background**

The Urban Design Review Framework (Framework) project (PUD2017-0601) explored ways to better incorporate design review to achieve great outcomes. In July 2017 Council approved a number of improvements to urban design review processes that were identified through consultation with internal and external stakeholders.

Through this discussion, Council also directed Administration to, “(identify) and evaluate 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”.

*Note: Administration has interpreted the “redundancies” portion of the direction to apply broadly to all items reviewed through the Framework process, not just outline plans. This aspect of the motion will be discussed in Attachment 2.*

### **2.0 Purpose**

The purpose of this document is to outline a work plan to respond to Council’s direction regarding possible design gaps in outline plans.

### **3.0 Context**

Outline plans are proposed subdivision plans that include design details of the block pattern configurations, the hierarchy of roadways, the distribution of open space in a new area, and the general location of different land uses. They are usually processed together with land use amendments, to ensure a workable distribution of land uses, open space, and street networks (i.e. land use districts, the location and classification of streets; the distribution and size of the parks and school sites in the neighbourhood).

Outline plans are a non-statutory, made in Calgary tool; they are ultimately reflected in Subdivision Plans which are statutory.

Until this point, outline plans have generally been reviewed by Calgary Planning Commission only; however, the Urban Design Review Panel (UDRP) has reviewed outline plans occasionally. During the 2017 engagement, UDRP indicated their interest in regularly reviewing outline plans. The UDRP maintains that outline plans could benefit from design review at this early stage of the process. However, industry indicated their objection to UDRP reviewing outline plans, based on their perception that UDRP does not have the appropriate technical expertise to undertake this review. As such, Council directed further stakeholder discussion to identify design gaps in outline plans, if any.

### **4.0 Stakeholders**

Stakeholder Groups include:

- Citywide communities and Federation of Calgary Communities
- Industry stakeholders and BILD Calgary
- Administration
- Committees of Council with an interest in outline plan review (Calgary Planning Commission and Urban Design Review Panel)

## Scope of Work – Outline Plan Design Gaps

- Other stakeholders may be included, as required

### 5.0 Methodology

The project will explore current outline plan design gaps that may exist, focusing on three areas:

- Policy
- Process; and
- Product (*Built Environment*)

Focusing on these three areas will help clarify which parts of the outline plan process may trigger design gaps, if gaps currently exist. The project team will collaborate with stakeholders through a series of workshops to identify and evaluate issues and opportunities for each focus area and determine in collaboration how best to address these issues.

Three stakeholder-specific workshops were held 2018 January. The Appendix contains a “What We Heard” summary.

### 6.0 Timelines

The following timeline is proposed:

- January Stakeholder workshops
- March – April Project Chartering / Terms of Reference
- May Engage
- June Evaluation
- July Engage
- August Exploring Strategies
- September Engage
- October Refining Strategies
- November Engage
- Q1 2019 Report back to Council, as per Council direction

### 7.0 Deliverables

The following deliverables are anticipated through this process:

- What We Heard overview
- Summary of Process Results (as outlined in the Methodology)
- Analysis of Results
- Recommendations regarding the design gaps in outline plans, pursuant to the analysis

### 8.0 Budget and Funding

No additional budget is needed to conduct this work.

### 9.0 Risks

There are currently questions surrounding the review of outline plans for potential design input. If these are not addressed, all parties involved in the review of outline plans will continue to lack

**Scope of Work – Outline Plan Design Gaps**

clarity regarding process and roles. This may have impact on application quality, timelines and policy.

There is also a risk that stakeholders will continue to disagree about whether there are design gaps in outline plans.

**Appendix:** Outline Plan Design Gap Workshop Summary

## Scope of Work – Outline Plan Design Gaps

## Appendix

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