

Planning & Development Report to
SPC on Planning and Urban Development
2018 October 01

ISC: UNRESTRICTED
PUD2018-1027

Green Line Southeast Local Area Plans – Deferral Request

EXECUTIVE SUMMARY

Administration is recommending deferral of local area plans along the southeast Green Line in the areas of Inglewood, Ramsay, Millican-Ogden and South Hill until comprehensive amendments to the *Developed Areas Guidebook* are adopted by Council. This recommendation ensures that amendments to the *Developed Areas Guidebook* are reflected in the local area plans and that further engagement on changes to the local area plans can be undertaken in a coordinated manner with communities.

Additionally, Administration is recommending to defer the South Hill plan until Real Estate & Development Services has completed development of the Corporate Land Strategy. The intent of the Corporate Land Strategy is to provide overarching strategic management and land development direction for all City-owned station lands.

ADMINISTRATION RECOMMENDATION:

1. That Council direct Administration to defer completion of the local area plans for Inglewood, Ramsay and Millican-Ogden to return to Council no later than Q2 2020 to allow for:
 - a. Council adoption of comprehensive amendments to the *Developed Areas Guidebook*; and
 - b. engagement with local communities on changes to the local area plans impacted by amendments to the *Developed Areas Guidebook*.
2. That Council direct Administration to defer completion of the local area plan for South Hill to return to Council no later than Q2 2020 to allow for:
 - a. Council adoption of comprehensive amendments to the *Developed Areas Guidebook*;
 - b. the completion of the Corporate Land Strategy; and
 - c. engagement with local communities on changes to the local area plan impacted by amendments to the *Developed Areas Guidebook* and results of the Corporate Land Strategy.

PREVIOUS COUNCIL DIRECTION / POLICY

At the 2017 April 10 Combined Meeting of Council:

That Council:

2. Defer the local area plans for Inglewood, Ramsay, Millican-Ogden and South Hill to return to Council, through Calgary Planning Commission (CPC) no later than 2018 Q4.

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At the 2017 January 23 Regular Meeting of Council:

ADOPT, Moved by Councillor Chabot, Seconded by Councillor Demong, that the Committee Recommendations contained in the following Reports, be adopted in an omnibus motion:

GREEN LINE SE TRANSIT ORIENTED DEVELOPMENT POLICY- DEFERRAL REPORT,
PUD2017-0025

That the Standing Policy Committee on Planning and Urban Development recommends that Council defer this item to return to Council, through Calgary Planning Commission (CPC) no later than 2017 Q2.

At the 2016 July 25 Regular Meeting of Council:

ADOPT, Moved by Councillor Chabot, Seconded by Councillor Carra, that the SPC on Planning and Urban Development Recommendations contained in Report PUD2016-0631 be adopted, as follows:

That Council defer this item to return to Council, through Calgary Planning Commission, no later than the end of Q1 2017 to allow more time for community and industry engagement.

At the 2015 November 9 Combined Meeting of Council:

ADOPT, Moved by Councillor Keating, Seconded by Councillor Carra, that the SPC on Planning and Urban Development Recommendations contained in Report PUD2015-0765 be adopted, as follows:

That Council:

1. Direct Administration to investigate Transit Oriented Development (TOD) policy amendments as outlined in the Potential TOD Policy Implementation document (Attachment 2) and to undertake implementation by the end of December 2016;

BACKGROUND

In 2015 November, Council directed Administration to investigate policy amendments along the southeast leg of the Green Line for five stations in the communities of Inglewood, Ramsay, Millican-Ogden and South Hill. Three draft local area plans were developed through community consultation that align with the *Municipal Development Plan* and existing *Developed Areas Guidebook*. Draft plans have been produced as per Council's latest direction on timing.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Amendments to the *Developed Areas Guidebook* are ongoing and are expected to be presented to Council in 2019 Q2. Following approval of the updated *Developed Areas Guidebook*, changes to the draft local area plans will be required to align with the amendments to the *Developed Areas Guidebook*. Engagement with Green Line southeast communities will also be required to discuss any resulting changes to the local area plans.

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Community members and stakeholders have committed substantial time and efforts to the development of the draft local area plans for Green Line Southeast communities. The local area plans cannot be viewed in isolation as they are dependent on other ongoing City initiatives such as the *Developed Areas Guidebook*. Proper alignment must occur to ensure the local area plans provide appropriate land use policy direction and that any further engagement resulting from these initiatives can be undertaken in consultation with communities.

Real Estate & Development Services is currently developing a Corporate Land Strategy to provide overarching strategic management and land development direction for all City-owned station land, from immediate development potential, through to long-term land holdings, which impacts South Hill, as the core TOD lands are City-owned. Once complete, the Corporate Land Strategy will provide the framework whereby the South Hill area can be prioritized amongst all City-owned station areas. The Corporate Land Strategy will determine how Real Estate & Development Services could best position the site for interim development that protects the long-term vision for South Hill and will also define specific roles to deliver TOD at priority stations. As such, Administration is recommending that the South Hill local area plan be deferred until the Corporate Land Strategy has been completed and Administration can evaluate implications to the draft local area plan.

Stakeholder Engagement, Research and Communication

Information on the request to defer the local area plans was circulated with stakeholders through project pages for the local area plans on the Green Line webpages for the local area plans and via email. The local area Community Associations are aware of the deferral. Ward Councillors are supportive of the deferral. Calgary Planning Commission was informed about the deferral on 2018 September 20.

Additional information on the engagement process for the local area plans will be shared when the plans come forward for approval.

Strategic Alignment

A deferral of the local area plans for Inglewood, Ramsay, Millican-Ogden and South Hill will allow for corporate strategic alignment between the *Developed Areas Guidebook* and land use policy to guide the long-term development of these communities.

A deferral to the South Hill Station Area Plan will also allow for corporate strategic alignment between TOD prioritization of City-owned station land and planning policy to guide long-term strategic development in South Hill.

Social, Environmental, Economic (External)

None regarding this request to defer.

Financial Capacity

Current and Future Operating Budget:

None regarding this request to defer.

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Current and Future Capital Budget:

None regarding this request to defer.

Risk Assessment

There are associated risks with both options of i) moving forward with the local area plans before amendments to the *Developed Areas Guidebook* in 2019 Q2, or ii) deferring until amendments to the *Developed Areas Guidebook* are adopted by Council and incorporated into the local area plans in consultation with Green Line communities.

Moving forward with the local area plans prior to the *Developed Areas Guidebook* amendments presents the potential risk of requiring future amendments to the land use concept and policy in the plans, along with associated community engagement, if there are significant amendments to the *Developed Areas Guidebook* in 2019 Q2.

Alternatively, deferral of the local area plans may result in a loss of the time and resources already invested in the planning of these area if the amendments to the *Developed Areas Guidebook* are significant and require these efforts to be redone, which could lead to stakeholder fatigue.

Administration considers the risk associated with a deferral to be more manageable and to have less impact than moving forward with the local area plans ahead of amendments to the *Developed Areas Guidebook*.

Moving forward at this time with South Hill may also set false expectations of redevelopment timing in the South Hill area, while Real Estate & Development Services are currently reviewing priority areas.

REASON(S) FOR RECOMMENDATION(S):

Deferral of the local area plans for the Green Line communities of Inglewood, Ramsay, Millican-Ogden and South Hill would allow for the adoption of amendments to the *Developed Areas Guidebook*, incorporation of those amendments into the local area plans and consultation with communities.

Deferral of planning for South Hill until completion of the Corporate Land Strategy also supports corporate alignment.

ATTACHMENT(S)

None.