

Next Generation Planning Initiatives

In the following a brief overview of the objectives and status of the six priority initiatives for 2019 is presented.

1. Established Areas Growth and Change Strategy

This strategy focuses on reducing barriers to growth and change related to the costs of redevelopment, available utility infrastructure information, the funding of growth, policy implications, and application processes. The end goal of this strategic work is to have a dedicated approach to supporting redevelopment in existing communities which helps meet the long term policy goals outlined in the Municipal Development Plan.

The scoping report for this Strategy was approved by Council in 2018 September with eight deliverables. This resulted in work focused on several deliverables through Q3/Q4 2018, and the creation of a new Advisory Group of stakeholders to help guide the work. This Advisory Group will be supported by several focused Working Groups in 2019 that will work to create information that supports the recommendations of the Strategy.

The Working Group comprised of Industry and City representatives that supports this strategy has prioritized their actions for 2019, and remains focused on the key outcomes that have been identified. In addition, this Working Group provides feedback on many policy initiatives that are outside the scope of the work plan, but that influence and support redevelopment in Calgary.

Work on the Established Areas Growth and Change Strategy will extend through 2019. An update report will be presented in May 2019.

The Established Areas Growth & Change Strategy is one of a program of integrated growth strategy initiatives, which include: the New Communities Growth Strategy (monitoring), the Industrial Strategy and the Off-Site Levy Bylaw Review.

2. Transit Oriented Development Implementation Strategy

The Green Line LRT Framework for a Transit Oriented Development (TOD) Implementation Strategy was approved by Council in 2017. The purpose of the framework was to provide a roadmap for creating a strategy that advances TOD along the Green Line. It outlined two key sets of deliverables: Firstly, actions for immediate implementation along the Green Line that consist of the identification of priority areas, key policy changes and the sequencing of investments in collaboration with a variety of City departments and initiatives. Secondly, it proposed longer term implementation work that would require Council's direction before implementing. This second set of deliverables is due back to Council in Q1-2019. However, given the need to align our service line projects and resources, a deferral will be requested to report back to Council through PUD by Q4-2019.

The Green Line Team continues to work on the short-term TOD implementation actions as they proceed with the design of Stage 1. The longer-term implementation strategy is now focused on a City-wide TOD Toolkit to enable development at both existing and funded LRT and BRT stations. The toolkit will focus on creating strategies to remedy unique constraints and encourage TOD development. This work has been guided by OneCalgary with direction from the internal TOD Leadership Steering Committee and Working Group.

The toolkit forms the basis of the City's longer-term TOD Strategy by focusing on early successes and creating momentum through the development of pilot projects. Many of the strategies are cross departmental initiatives that align to create the greatest momentum to move development forward. The location of pilot projects and will be based on the collaboration of the City Planning and Policy Service Area and where possible the alignment of other city investments and initiatives to ensure an optimization of efforts.

3. Developed Areas Guidebook – Update and Implementation

The Developed Areas Guidebook was introduced in 2017. Its purpose is to provide consistent policy guidance to enable desired community growth and change in the Developed Areas. Providing clear, user-friendly policies that apply to all communities in the Developed Areas serves three main objectives: First, it provides clarity and certainty to landowners and communities regarding the shape and form of development through the use of "Building Blocks". Secondly, by providing the consistent policies in the Guidebook, the local community plan can be streamlined to focus on the unique aspects of the individual community, making it more user-friendly and quicker to create. Finally, the Guidebook lays out the structure and content for the subsequent local community plans. This ensures these plans are consistent in content, structure and scope across communities.

The Guidebook was approved at the Combined Meeting of Council on 2017 April 10. As part of the approval, Council directed Administration to return to Calgary Planning Commission no later than Q3 2018 with amendments based on consultation with stakeholders, Calgary Planning Commission, and pilot communities.

In Q3 2018 the Guidebook was amended to add the "Employment – Industrial Flex" building block, updated heritage policy, and other minor amendments to address existing development pressures and support on-going work.

Between Q4 2018 and Q2 2019 the Guidebook will be further improved in alignment with the other 4 priority planning initiatives. Further engagement will also be undertaken in conjunction with those other initiatives. The revised Guidebook will be presented to the Standing Policy Committee on Planning and Urban Development no later than Q2 2019. It will then provide further implementation tools for local area planning to guide development in the Developed Areas.

4. Multi-Community Growth Plan Approach

Currently, there are over 200 existing local planning documents that have been adopted in Calgary over the past 45 years. These plans guide greenfield development or redevelopment in developed areas using seven different statutory or non-statutory formats. The number and variety of plans often creates confusion regarding implementation, and not enough are updated in a timely manner.

In its efforts to provide effective and implementable planning tools to enable desired growth and change, Planning and Development began developing a new approach to local community planning in 2018. This approach extends the boundaries of a community plan to include multiple communities instead of just one community, as has been the case to date. These new, local area growth plans will include entire catchment areas for a Main Street or Primary Transit station/route. This allows alignment with

community service areas, local and federal census tracts, and transportation planning zones.

This approach has the following benefits: It includes a broader citizen and stakeholder perspective in each plan. This allows for better identification of common issues and the identification of joint opportunities and solutions. It creates a stronger link between communities to each other and to key amenities and infrastructure. This will improve understanding where new growth could be located to build great communities and use existing infrastructure efficiently. The multi-community approach also allows for more effective engagement and quicker plan development, which is essential towards replacing obsolete and ineffective plans with modern planning tools.

The new multi-community plans work hand in hand with the Developed Areas Guidebook. The Guidebook provides the consistent policies and the structure for these community plans. This allows the planning effort in the community to focus on the unique aspects of each community. The anticipated result is that the local area plans will be much shorter documents that are easier to understand and easier to update.

Local area growth plans would still be approved by City Council under the same statutory provisions of either Area Structure Plans (ASP) or Area Redevelopment Plans (ARP). The multi-community plan approach would not add another layer of plans between the MDP and a development permit. Instead it is a re-drawing of plan area boundaries to more quickly realize development that achieves the MDP and CTP goals.

Currently this new approach is being piloted in the North Hill Communities Local Growth Planning initiative, which includes the communities of: Highland Park, Mount Pleasant, Tuxedo Park, Winston Heights-Mountview, Crescent Heights, Renfrew, Rosedale, Capitol Hill and Thorncliffe Greenview (south of McKnight Boulevard).

5. Main Streets Design and Implementation

The Main Streets implementation plan was approved by Council in 2017 April and provides a prioritized approach for planning, investment and innovation in all of the main street areas identified in the Municipal Development Plan. Planning includes a new policy and land use regulation framework created with local stakeholders. Investment is focused on the redesign and reconstruction of a main street's public realm (e.g. streets, sidewalks, safety features, crosswalks). Innovation provides a range of new approaches for a variety of factors facing main streets, including parking management, heritage conservation and improved facilitation of local economic development.

The implementation plan defines 35 main street areas and targets completion of the planning component for 20 priority areas by 2022. Investment and innovation will also focus on the same 20 priority areas, with timing based on local needs and approved capital budgets.

Since 2017, new land use frameworks have been approved for seven main street areas, with two more targeted to be reviewed by Council in Q1 2019. In 2019, seven additional priority main streets are being reviewed comprehensively with the North Hill Communities Local Growth Planning initiative and two other areas will also be reviewed. The current target is to complete planning for 18 of 20 priorities before the end of 2020. One streetscape master plan has been completed, in 2019 seven more master plans are expected to be completed and construction to begin on four or five main streets, dependent on city wide construction impact management.

6. The New Land Use Bylaw Review Works

A review of Land Use Bylaw 1P2007 will occur in parallel to the initiatives outlined above. This serves the following purposes: Closely integrating the bylaw into the development of the desired outcomes ensures that the regulations which are implemented in the bylaw are best suited to deliver the desired outcomes. By reviewing the land use bylaw hand-in-hand with the other initiatives we will be able to identify where bylaw rules are not aligned or may even be impeding desired outcomes. Integrating the technical expertise of the Land Use Bylaw team into the other initiatives will also enable us to proactively identify potential issues and ensure that the tools we develop are effective. This also allows issues already identified in the bylaw, especially regarding infill development, to be fully considered as the new tools are being developed by the other initiatives. Finally, the review will also provide a better understanding of the potential benefits and scope of developing a new land use bylaw to replace Land Use Bylaw 1P2007.

A report regarding initial and potential land use bylaw amendments will be brought forward in conjunction with the Developed Areas Guidebook in Q2 2019.