

City Planning & Policy Service Achievements 2018

The following provides a brief overview of select initiatives and services provided by the City Planning & Policy Service in 2018. It is organized to reflect the 5 sub-services: Municipal Development Plan Implementation and Sustainment; Growth Strategy; Community Planning and Policy Development; Urban Strategy; and Heritage Planning and Sustainability Consulting. Please note that it does not include all initiatives completed in 2018.

In 2018 initiatives were begun which will fundamentally change The City's approach to strategic growth decisions and community planning. Based on the methodology applied in the New Community Growth Strategy Administration is developing through the The Established Areas Growth and Change Strategy and Off-Site Levy Bylaw a factual understanding of the investments required to support desired growth and change in both new and established communities. We are simultaneously investigating funding and financing tools for these investments and identifying market areas where the investments could achieve the best effect.

At the community planning level, Administration is continuing two initiatives that together will change the way we develop plans for established communities and how effective the plans will be. Community plans must be easy to create, understand and implement. They must contain consistent policies that provide certainty and clarity for all stakeholders. They must properly reflect the opportunities, challenges and increasing diversity of Calgary's communities and provide effective policies for their growth. The revised Developed Areas Guidebook and the new Multi-Community Plan Approach are the new planning tools that will deliver this.

Ongoing master planning and design for Main Streets provides critical insight to the initiatives above. The focus on implementation while considering community and market conditions provides key insight into the refinement of the community planning tools and review of the land use bylaw.

MUNICIPAL DEVELOPMENT PLAN IMPLEMENTATION AND SUSTAINMENT

[Municipal Development Plan / Calgary Transportation Plan Monitoring Progress Report \(PUD2018-0696\)](#)

This report collected data and analysed the status of the indicators of the Municipal Development Plan and Calgary Transportation Plan to report on progress towards the Plans' goals.

[Development Next to Freight Rail Corridors Policy \(PUD2018-0663\)](#)

This initiative developed a policy to guide development on key parcels that had been previously subject to uncertainty and potential constraints by applying a risk-based assessment methodology unique in Canada.

[Secondary Suite Process Reform \(C2018-0128\)](#)

This corporate initiative implemented Council direction to provide broader housing choices to Calgarians by revising the Land Use Bylaw, developing guidelines, reinstating

fees and introducing a Suite Registry Program to support the development of secondary suites in all residential areas of Calgary.

[Enabling Successful Infill Development \(CPC2018-0888\) and Enabling Successful Rowhouse Development in the R-CG District \(CPC2018-0883\)](#)

The Land Use Bylaw amendments recommended in these two initiatives provide incentives for front porches, support more sensitive integration of new rowhouse development in infill locations and provide more development options on corner parcels.

[Backyard Suite Design and Standards \(PUD2018-1323\)](#)

This initiative recommended Land Use Bylaw amendments and new tools, such as a How-to Guide, that encourage well-designed backyard suites that fit better in existing neighbourhoods. This increases support for the form and contributes to increasing housing options.

[Urban Design Initiatives](#)

The Urban Design team has completed the first year of monitoring and analysis of the Quality Design Project. Initial results have found that both the quality of urban design at the application submittal stage, and at the decision making stage have improved as a result of the work by the City Wide Urban Design Team and the Urban Design Review Panel. The Quality Design Project engagement with regard to the Perception Survey has been completed and analysis of the results are underway. In total, 35 internal, industry and community groups participated in the survey, comprising 650 individuals.

GROWTH STRATEGY

[New Community Growth Strategy \(PFC2018-0200\), New Community Growth Strategy Investment Recommendations \(PFC2018-0678 and C2018-0900\)](#)

This initiative enables strategic growth in greenfield areas through the analysis of business cases relative to criteria focused on alignment to planning policy (MDP/CTP), market factors, infrastructure and servicing needs, and City budgets. In 2018, achievements included establishing a context for strategic discussions on new community growth with Council and Industry, building a framework for strategic growth decision making, and ultimately recommending investments for new communities and actively developing communities for inclusion in the One Calgary (2019-2022) service plan and budget.

[Growth Management Overlay Removal \(C2018-0858, C2018-0983\)](#)

This initiative took action on the approval of the New Community Growth Strategy. Through it, bylaws were prepared and approved for the lifting of Growth Management Overlays in 14 new community areas.

[Off Site Levy Bylaw Amendment \(PFC2018-0973\)](#)

This initiative amended the Off-site Levy Bylaw (2M2016) to secure a secure funding source for the infrastructure necessary to serve the areas approved in the New Community Growth Strategy.

[Established Area Growth and Change Strategy – Scoping Report \(PFC2018-0891\)](#)

Following closely on the New Community Growth Strategy work, this report presented scoping recommendations for a comprehensive strategy that will support existing communities through their growth and change. The Strategy is focused on reducing barriers to redevelopment related to the costs of redevelopment, utility infrastructure information, financial tools, community readiness and policy implications. It will support the coordination of City investment priorities, balanced with The City's financial capacity, and support the development industry and citizens in helping to build the city that is envisioned in the Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP).

[Fire Service Provision in Growth Strategy \(PUD2018-0173\)](#)

This initiative enables development of an area to commence prior to it meeting the long-term response target policy. This will result in a change in fire service levels in future developing communities, until the long-term fire service level is funded. This is a managed risk approach that balances service delivery, citizen safety, The City's financial capacity and enabling private investment through new community development. To develop the recommendation, in addition to internal policy analysis, input was collected from various key stakeholder groups, including the development and home builder industry and citizens.

COMMUNITY PLANNING AND POLICY DEVELOPMENT

[Chinatown Area Redevelopment Plan Phase 1 Update \(PUD2018-0514\)](#)

Key pieces of this growth-enabling work included: exploring the connection between land use planning and cultural planning; examining development potential; and determining budget and funding sources. The recommended approach for a Cultural Plan/Culturally-based Local Area Plan presents a unique opportunity to define a detailed vision for Chinatown's future.

[International Avenue Area Redevelopment Plan \(PUD2018-1282\)](#)

This growth-enabling initiative replaced the non-statutory concept plan with a statutory plan. It realized Council's direction to create certainty for local stakeholders, provide a clear vision that achieves the MDP goals for Main Streets, provide land use districts that shorten approval time for redevelopment, and reinforce The City's investment in public realm improvements throughout the area.

[North Hill Communities Pilot \(Multi-community Growth Plan Approach\)](#)

This growth-enabling initiative is developing the tools and methodology required to transition from local area planning at the scale of individual communities to the multi-community approach. Working together with stakeholders, it will establish best practices for the subsequent roll-out of such plans across Calgary.

[West Springs Area Structure Plan Amendment \(CPC2018-055, LOC2017-0058\)](#)

The West Springs Area Structure Plan was amended to accommodate the development of a comprehensively planned, transit-supportive activity centre that includes uses that provide local commercial and employment opportunities, allowing residents to live, work

and play locally. It will provide for approximately 1,500 dwelling units in a variety of housing types and approximately 2,000 jobs.

URBAN STRATEGY

Centre City Enterprise Area (PUD2018-0389)

In response to the ongoing downturn and high vacancy levels in Calgary's downtown core, this initiative supported economic activity by creating a flexible, enabling environment.

33 and 34 Avenues S.W. (Marda Loop) Streetscape Master Plan Update (PUD2018-1392)

This comprehensive streetscape master plan supports the Main Streets program and will provide a vision to guide ongoing redevelopment of the public realm. It includes a concept design that will integrate with the future SW Bus Rapid Transit and potential funding options for this component. It will be completed I 2019 Q2.

HERITAGE PLANNING AND SUSTAINABILITY CONSULTING

Municipal Historic Resource Designation Bylaws

Over the course of 2018 eight municipal heritage designations were approved by Council. Designation preserves Calgary's unique heritage and enables the landowners to apply for both municipal and provincial grant programs and other incentives. Resources that received municipal designation were: Fairey Terrace, Church of the Redeemer, Houlton House (Congress) Apartments, West End Telephone Exchange Building, Moxam Apartments, Royal Canadian Legio (Alberta No. 1) Branch, Blum Residence and Riviera Apartments.