Implementation Plan for Option 3

Option 3 proposes renewing the Land Use Bylaw by updating the districts with the policies of the Developed Areas Guidebook. As this work is bigger; however, than just these two planning tools, option 3 will begin to change the planning system currently used in Calgary to achieve better alignment of policy and regulation, but also with implementation, and investment and funding strategies.

Implementation Plan

Current planning tools are not functioning in a way that allows for the achievement of the goals set out in the Municipal Development Plan (the Plan); particularly Volume 2 containing the Guidebooks for the city. Specifically, the current tools that are obsolete, include:

- Land Use Bylaw: rules that are based on existing conditions;
- Local area plans:
    - that are too prescriptive;
    - that do not address the human experience;
    - do not link population, growth and evolution to desired services and experiences; and
    - do not address the community values or opportunities for funding.

Over the past few months, Administration has been working to understand how the Bylaw, the Developed Areas Guidebook (Guidebook), and the new Multi-Community local area plans, could be done differently with a more comprehensive approach. This approach, named the *Great Neighbourhoods for Everyone* program is being tested through the North Hill Local Growth Plan pilot initiative. This initiative should enable Administration to have a new discussion through a pilot project that will include testing and implementing the new Guidebook and Bylaw districts. This program will also work with the Established Areas Growth and Change Strategy to prioritize growth areas, investments and funding strategies.

An Introduction to the *Great Neighbourhoods for Everyone* Program

Over the past year, Administration has been working on addressing the gaps between policy and implementation tools, with the goal of ensuring implementable policies through effective regulations. While the current system of engaging and reporting is focused on the specific policy or regulation (i.e. discussions about a district in the Bylaw), Administration has begun to change that conversation with communities to focus and understand how they can evolve and change over time to accommodate existing and future populations. This conversation allows for a clear line of sight between the bigger city-wide vision and individual development; to enable redevelopment, allow for flexibility and to enhance investor confidence while creating and maintaining attractive, liveable neighbourhoods.

On 2019 February 25, Council approved the City Planning and Policy Priorities (PUD2019-0145) report, which outlined six priority areas. By connecting the various initiatives under a common program – *Great Neighbourhoods for Everyone*, Administration can move forward with a more thoughtful conversation that will lead to better, clearer, more effective planning and policy tools that can implement Council direction. These tools will also be more responsive to community values and ensure that they are aligned to be able to create *Great Neighbourhoods for Everyone*.

Goals of the Program

The goal of this work is to create outcome-focused, resilient policies that help create *Great Neighbourhoods for Everyone*; regardless of age, gender, orientation, ability, status, or health. In working towards this goal, it is about the people who live in these communities whether it's for five years or 25 years. It's about the people who want to move into these communities because they are vibrant and beautiful communities that meet the needs of those who live there, and it's about the people who come to visit and use the amenities in these communities.   One way Administration will work towards creating *Great Neighbourhoods for Everyone* is by thinking about planning and the evolution of communities in a new way. Instead of focusing on the prescription of specific building rules, and work towards a discussion about evolution, investment and benefit. Administration would like to begin planning for communities by starting with planning for life and activity and for the public spaces where that life and activity exists. Then finally for the buildings and parcels that respond to and shape that public space, activity and life. This approach will help to shape neighbourhoods instead of reacting to development.

Shifting the discussion from the tool and built form allows the discussion to focus on people-centered design rather than building-centered design. Buildings need to be developed in a way that support and promote communities. Communities are about the places where people live, the places they go and how they get there. Communities must be responsive to the needs of both the people that live there now, but also the people who are going to live, work, or operate their business there in the future. Communities are continuously evolving and planning is about ensuring that the evolution meets the needs of our citizens. Changing the conversation with communities to focus on the interface between buildings and the street, and how various areas of communities are connected, will create more opportunities to have discussions about the broader community, human values, and to support the realization of a truly great experience for people. This approach will also help to create attractive neighbourhoods that can compete and encourage private investment, as well as the population needed to support desired services.

Next Steps

There are a number of milestones and stage-gates for this work. Stage-gates allow for decision makers to understand and consider next steps and options. Diagram 1 outlines the high-level implementation plan, with further subsequent details about the next steps.

Diagram 1 –Integrated Planning System
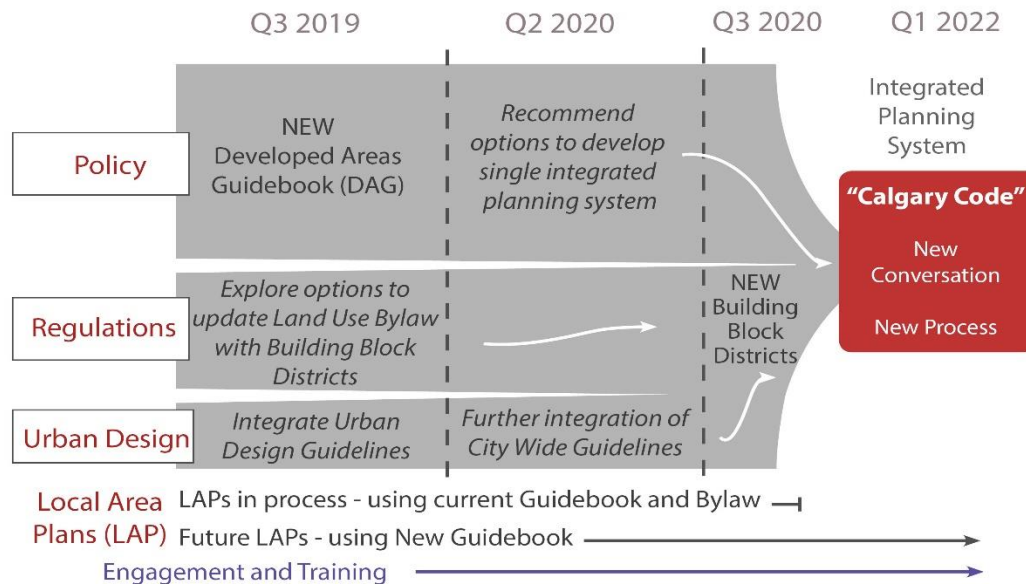
Detailed Next Steps
Administration acknowledges that in order to create a new approach to the planning system, a significant number of projects must be aligned. Below is a brief overview of the work needed or anticipated until Q3, 2020.

Q2, 2019

Deliverables

- Established Area Growth and Change Strategy (May 1 PUD)
    - Update report on Established Areas Growth and Change Strategy and Main Street Investment Program.
- Enabling Successful Infill - Conclusion of work on individual infill rules (May 1 PUD)
    - Work finishes on addressing individual rules of infill with decisions on moving forward with review/renew of the infill districts.

Workplan
- Work continues on the Developed Areas Guidebook policies and building blocks
- Work continues on creating a template for new districts based on the Guidebook
- Discussions continue regarding implementation
    - existing local area plans using existing policies
    - local area plans currently underway
    - new multi-community plans
    - integration with Land Use Bylaw 1P2007
    - exploring citywide rowhouse solutions

Engagement
- Internal engagement to ensure one voice approach
- Engagement to update on building blocks, overlays and next steps

- o Council and Calgary Planning Commission
- o Federation of Calgary Communities
- o BILD Calgary Region
- o communities with active local area plan processes
- o as requested by other stakeholders
- o beginning to communicate the bigger concept of *Great Neighbourhoods for Everyone* with all communities and citizens

Q3, 2019

Deliverables
- Great Neighbourhoods for Everyone (PUD September 4)
  This report will outline why a new approach to planning is needed. It will outline the opportunities for change and the current problems they will fix.
  - o To align with the Guidebook, Administration will recommend how to address rowhouses. Recommendations will be based on the direction and policy of the Guidebook. This will help address whether suitable locations for rowhouses could be determined on a city-wide basis or through each local area plan.

- Developed Areas Guidebook update with Bylaw options (PUD September 4)
  This report will propose the new tools for a new type of conversation that will include the new Developed Areas Guidebook, as well as options on how the Land Use Bylaw can be renewed to align with the Guidebook. This report will ask for direction to return in 2020 with new districts aligned with the Guidebook.

Workplan
- Internal testing of Guidebook policies through local area policy plans and North Hill Local Growth Plan
- Internal work regarding existing, outdated local area plans and how to address them

Engagement
- Ongoing engagement – Internal & External
  - o begin discussions on Bylaw districts and creation of rules
  - o continue to work with industry partners and file managers to ensure rules are implementable
  - o continue discussions with North Hill communities to ensure land use concept reflects future needs

Decision Points/Stage-gates
- Decision to move forward with new districts that align with the Developed Areas Guidebook or to maintain existing Land Use Bylaw Districts with amendments.
- Decision on how to allow for the development of rowhouses.

Q4, 2019 – Q2, 2020

Reports
- Great Neighbourhoods for Everyone (Council October 21) (see description above)
- Developed Areas Guidebook update with Bylaw options (Council October 21) (see description above)

- Next20 Update (PUD December 4)
  This report will provide an update on the engagement conducted over 2019 for the review of the Municipal Development Plan and Calgary Transportation Plan. It will seek direction for the future and provide recommendations for a joint, integrated plan.
- North Hill Local Growth Plan (PUD December 4)
  This report will propose a new multi-community plan for the North Hill area of the city. This plan will use the new Developed Areas Guidebook and the new planning conversation and will serve as a pilot for the next generation of local area plans.
- Established Area Growth and Change Strategy Recommendations (PFC March)
  This report will recommend Phase 1 and Phase 2 actions to support growth and change in developed areas, including outlining potential planning and financial tools that could be employed.

Workplan
- Testing of approved Guidebook building blocks
- Testing of district rules

Engagement
- Engagement on new land use districts to implement the policies of the Developed Areas Guidebook
- Discussions through the multi-community plans regarding *Great Neighbourhoods for Everyone* – beginning the new conversations with communities.
- Discussions regarding a new planning system – the "Calgary Code" – which would include the new Guidebook, new Bylaw districts, a new conversation with communities through the multi-community plan process as well as the implications on new processes and approaches.

Decision Points
- Decision on how to redesignate on a community wide level – contemplating a new type of notification bylaw for area-wide redesignations

Q3, 2020

Reports
- New Land Use Bylaw Districts for Developed Areas (Council October)
  This report will propose new districts for Developed Areas Communities that will align with the Developed Areas Guidebook. These districts can then be implemented through future multi-community plans.
- Possible implementation of districts through redesignations in North Hill

Decision Points/Stage-gates
- Adoption of new districts
- Decision to move forward with a new planning system (towards a Calgary Code) or to use the new districts in existing planning system (Maintain the Guidebook and Land Use Bylaw as separate documents)
- Direction to determine cost and implementation plan for new planning system (systems, software, application types)