

SUMMER 2011, ISSUE 7

APPI PLANNING

Alberta Professional Planners Institute

Journal

A Tool for Change: Comprehensive Community-Based Planning in First Nations

- + Homes and Cities as Exercise Machines
- + University of Calgary Offers New Planning Program
- + Putting Plans into Action

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The *APPI Planning Journal* offers opportunity for publication of original works that are both community-based and research oriented, and relevant to Alberta, Nunavut and the Northwest Territories. Types of submissions include case studies, analysis of events and/or trends, profiles of notable planners, projects or programs, overviews of best practices and guidelines, book reviews or excerpts, and opinion pieces.

The *APPI Planning Journal* Committee is anxious to hear your feedback. Please submit any comments you may have about this issue to appi.journal@gmail.com. Your comments, suggestions and feedback are critical for the *Journal's* continued improvement and for us to provide the best possible publication that meets the expectations of our readers.



Journal Submissions

We are always looking for articles for future issues of the *Planning Journal*. Below are some examples of topic areas you may be interested in submitting an article for:

- sustainability initiatives
- member accomplishments
- member research
- community development projects
- urban design
- student experiences
- innovative ideas
- successes

and any other areas that would be of value to the planning community.

For more information, please contact the *APPI Planning Journal* Committee at appi.journal@gmail.com or 780-435-8716.

Acknowledgements

The *APPI Planning Journal* Committee would like to acknowledge and thank the APPI Administrative Staff, MaryJane Alanko and Vicki Hackl. Your continued assistance is greatly appreciated!

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Correction Notice

In the last print edition of the *Planning Journal* (Conference 2010) there was an error in the names of recipients of the Award of Merit for the City of Edmonton Secondary Suite Program. The correct list of recipients is: **The City of Edmonton, Planning & Development Department, Peter Ohm, Graham Beck, Beatrice McMillan, Scott Pragnell, Hal Wright, Jay Freeman, Kelly Dell.**

We apologize for this error and are happy to feature a full-length article providing more details on the City's award-winning Secondary Suite Program in this edition of the *Journal*.

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IN THIS ISSUE...

Secondary Suites

SUBMITTED BY Graham Beck

06

Homes and Cities as Exercise Machines

SUBMITTED BY Avi Friedman

12

University of Calgary Offers New Planning Program

SUBMITTED BY Michael Quinn

15

Putting Plans into Action

SUBMITTED BY Julie McLean and Coreena Carr

17

A Tool for Change: Comprehensive Community-Based Planning in First Nations

SUBMITTED BY Cities and Environment Unit, Dalhousie University

20

Planning Sustainable Communities: Implementing Calgary's Vision

SUBMITTED BY Sasha Tsenkova and Bela Syel

23



SOURCE: Dalhousie University



SOURCE: University of Calgary



Message from the President



With this issue of the Planning Journal, we see the transition of Gary Buchanan into the role of Past President and myself into the role of President. As part of this transition, I'd like to recognize Gary's and other departing members accomplishments as well as highlight my focus over the coming months.

In AACIP's 50th year Gary led the establishment of a critical foundation on which to build another 50 years of professional planning service to Alberta, Nunavut and Northwest Territories, including:

- 1 The new Alberta Professional Planners Institute
- 2 The Registered Professional Planner Regulation
- 3 An organization with an explicit Executive Director role
- 4 A 5 year Strategic Plan that has already been acted upon

I'd also like to extend a big thank you to Brian Kropf who has, perhaps, "retired" after serving on Council for 5 years in the presidential cycle. Thanks as well to outgoing councilors Don Shultz and his work on the education portfolio, Peter Yackulic's practical eye on our budget, John Lewis' contribution to events across APPI, and Kalen Anderson's efforts to make the membership survey and the strategic plan reality.

As I begin to serve as President, I would like to build on these achievements and focus on:

- 1 Regulatory enforcement – In 2010 the standard of practice in Alberta was raised with The Registered Professional Planner Regulation. Our success in delivering higher standard service to the public is closely connected to the national Planning for the Future initiative (PFF) in which APPI has played a significant role. Our challenge in the year to come is ensuring the national standard under PFF meets the expectations of our legislation and APPI's membership.
- 2 Value for members – APPI exists to support the planning profession and to serve the best interests of the public. Our members continue to offer varied learning events (from lunches, seminars, annual conference etc.), the Planning Journal, and the like. In the year to come, we

need to assess our learning opportunities for Continuous Professional Learning (CPL) credits, in accordance with provincial legislation. We also need to ascertain what opportunities we can provide for our members to grow the skills that connect us with the public we serve.

- 3 Sustainable contribution to society – APPI has declared an intention to advance and promote the value of planning our communities. This is a new direction for APPI and first steps to work on this strategic issue will take place in 2011 with our new Council.

As was highlighted in the last edition of the Journal, the planning profession will continue to undergo change in the coming year as Planning for the Future takes its final shape. APPI is closely monitoring the progress of PFF to ensure it meets the needs of our membership and the requirements of our legislation. Gary will also play a key role in this as he begins his two-year term as Past President and serves as our representative on Council for the Canadian Institute of Planners.

I look forward to seeing what the future brings as your President with our new Council.

Beth Sanders RPP MCIP

President

Alberta Professional Planners Institute

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For more information on APPI's 2010-2014 Strategic Plan, please go to:

www.albertaplanners.com/index.php?op=about&sub_op=about_strategic

Message from the Journal Committee

Inclusive or Exclusive? Is planning a highly regulated exercise that should only be carried out by accredited professionals schooled in a select number of institutions? Or can it be done by individuals and organizations from a wide range of backgrounds?

Over the past few months I've heard several animated conversations and read a variety of opinionated articles representing both viewpoints.

The "exclusive" perspective tends to focus on the complexities and intricacies of detailed planning exercises. Unless done properly, it argues, planning can make a mess of landscapes, and end up dividing citizens, developers and administrations. This school of thought holds that rigour is required in education, training and ongoing standards to ensure that planning professionals are seen as peers of other professions such as architects, engineers and lawyers.

The "inclusive" perspective contends planning can be done by anyone of good intent. Basically the "alone we can do so little; together we can do so much" (Helen Keller) argument. This school of thought focuses on educating the public and other professions on the basics of planning. It seeks to build capacity in all aspects of the community to lead the charge and participate in creating a dynamic future for their place.

Who better to undertake planning than youth, seniors and citizens who walk the streets on a daily basis and know what works and what

definitely doesn't? Or engineers, architects and landscape architects who design and construct supporting landscapes and infrastructure? Or the businesses, agencies, and leadership who facilitate economic and social development?

This Edition of the Journal outlines a wide variety of roles and perspectives of planning. From the extensive zoning and policy knowledge required to make secondary suites a success, to the growing role of academia within our province, to the two-way knowledge transfer and capacity-building needed to create vibrant First Nations communities.

As the Planning for the Future project unfolds, and as you read the proceeding pages, I'm sure you will reflect on your own point of view on planning and planners. Both arguments have merit and can be equally convincing. Does planning need to be both inclusive and exclusive to create liveable communities?

Janelle Wyman
Chair

Janelle Wyman is a regular volunteer with the APPI and is the Chair of the Journal Committee. She works as a Senior Planner for planningAlliance and heads up the company's Edmonton Office.

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Are you interested in volunteering your time and experience to foster community development in your own backyard? Do you like learning new perspectives as much as you enjoy sharing your own ideas?

I am looking for a group of volunteers to work together with other professions and First Nations organizations to develop a pilot project for working with First Nations on fostering community planning throughout Alberta. The Dalhousie model is a great example of how this has worked elsewhere, but how can we build on this and the knowledge of our own APPI members to assist local Aboriginal communities in planning for their growing future? If you are interested in co-creating this idea further send me an Email message at jwyman@planningalliance.ca or post a message on the APPI Facebook (www.facebook.com – APPI Group) or LinkedIn page (www.linkedin.com – APPI Group).



Secondary Suites

Garage Suite on corner
SOURCE: Photo by
Graham Beck, 2009

Edmonton's Approach to Zoning Bylaw Amendments and Cornerstones Grant Program 2007-2011

Secondary suites are one form of affordable housing that can be created relatively quickly and cheaply...

Secondary suites are accessory dwellings, usually created in the basement of a single detached or semi-detached house. They are one form of affordable housing that can be created relatively quickly and cheaply, take advantage of existing infrastructure, and, regulated correctly, can be virtually undetectable in established neighbourhoods. The following provides some highlights of Edmonton's Secondary Suite Zoning Bylaw and Cornerstones Grant program, along with an overview of other approaches in Alberta municipalities.

CITY OF EDMONTON'S APPROACH

The City of Edmonton identified Secondary Suites as a potential source of affordable housing in the City's Cornerstones Plan for Affordable Housing in 2005. Zoning Bylaw amendments to allow more Secondary Suites were administered by the Current Planning Branch of the Planning and Development Department and completed over two phases beginning in early 2007. A City-wide permitted strategy was adopted on February 2, 2009.

To further encourage new suites and the upgrading of existing suites without permits to meet Alberta Fire Code requirements, the Cornerstones Grant Program for Secondary and Garage and Garden Suites, began early in June 2008. This \$12.6 million program is administered through the Housing Branch of the Planning and Development Department, and partly funded by a Provincial block grant¹. A number of other Alberta municipalities are also implementing grant programs².

LAND USE BYLAW OPTIONS

When considering Land Use/Zoning Bylaw amendments and financial assistance to increase the number of secondary suites, a municipality needs to consider a number of things. First, what is the general public's acceptance of secondary suites? What about neighbourhoods that have a relatively high incidence of (illegal) secondary suites? Second, how quickly do secondary suites need to be created in order to best address the shortage in modest and affordable rental stock? Is an amnesty program a practical solution to encourage compliance with the Alberta Fire Code for illegal suites? Third, what are the range of options that may be accepted over the short term? Long term? Will a more restrained (i.e., discretionary, or limited locations) approach be more palatable in the short run, and provide a "test" prior to more extensive "by right" amendments?

If the lack of affordable housing is acute (as it was in 2007 when Edmonton commenced its amendments), a permitted approach, with reasonable land use regulations, will generate the greatest number of suites over the shortest period of time.

The range of possible approaches to secondary suites is depicted in Figure 1. While owner-occupancy requirements and density caps in Land Use Bylaw regulations are often requested by neighbourhoods, the former may be legally challenged and the latter are difficult to administer, particularly in areas with a large proportion of illegal suites. Grandfathering regulations have been used to encourage compliance with the Alberta Fire Code³ in Lethbridge⁴ and Red Deer⁵. Other Alberta municipal approaches are summarized in Table 1.



FOOTNOTES

1 Offers up to \$24,000, up to 75% of the value, for new and existing Secondary, Garage and Garden suites in existing homes and the retrofitting of existing suites. Up to \$20,000 for new suites in new homes. Conditions apply; new suites include owner occupancy requirement (grant, not Zoning requirement).

2 St. Albert, Lethbridge and Banff, Calgary and Spruce Grove have launched pilot grant programs.

3 Alberta's Fire Code and Building Code requirements changed in 2006 to maintain minimum safety standards and make it easier for new secondary suites to meet Building Code and existing suites to meet Fire Code.

4 A "Secondary Suite, Pre-Existing" in Lethbridge's Land Use Bylaw is permitted if it meets Provincial Fire Code requirements and must have existed prior to December 31, 2006.

5 Red Deer provided a one-year amnesty period for existing suites without permits in single and semi-detached dwellings, provided that development permit applications are made by September 1, 2010 with the condition that the suite meets Alberta Fire Code requirements (discretionary use).

Secondary Suites are often undetectable

SOURCE: Photo by Graham Beck, 2009

CONTINUUM OF LAND USE BYLAW APPROACHES TO SECONDARY SUITES

More Restrictive			Less Restrictive		
Selected lots/ locations/plan/ special zone/ density caps	Selected/ voluntary by neighbourhood (e.g. plebiscite)	Rezone of base zone to allow suite ("s" zone)	Discretionary use	Permitted use (Edmonton)	Grandfathering/ amnesty permitting existing suites

Figure 1

Table 1

SECONDARY SUITE LAND USE/ZONING BYLAW REGULATIONS IN ALBERTA MUNICIPALITIES							
Municipality	Permissions (Secondary Suites)	Regulations (Secondary Suites)					Permissions (Garage and/or Garden Suites)
Amend/Date	Permitted (P) or Discretionary (D)	Building Form	Minimum Lot Size	Parking Suite/Lot total	Max. Unit size	Owner Occupied Requirement	Permitted (P) or Discretionary (D)
Calgary (2007 & 2010)	D ⁶	Single Detached	330 - 400 m ²	1 space 2 total 3 total narrow lot ⁷	70m ²	No	Yes (D)
Edmonton (2007 & 2009)	P (low density zones) D (higher density zones)	Single Detached	360 m ²	1 space/ 2 bdrms 3 total Tandem permitted	Basement: floor area of 1st flr. principal dwelling Above grade: 70 m ² or 40% flr. area principal dwelling	No	Yes (P & D)
Fort Saskatchewan (2008)	P (owner occupied) D (other)	Single Detached	408 m ² (12.2 m min. width)	1 space/bdrm 3 total min.	Not more than total floor area of principal dwelling	Yes (P) No (D)	No
Grande Prairie (2007)	P (R1, RG, RT, RC) D (RC, RR)	Single Detached Semi-Detached	233 - 250 m ² (Semi-det.) 332 - 403 m ² (Single det.)	1 space 3 total	80 m ²	No	Yes (P & D)
Lethbridge (2008)	P (RL - "Pre-Existing", RM - "New") D (RL - "New")	Single Detached	320 - 360 m ²	1 space 2 total	Not specified	No	Yes (D)
Red Deer (2009)	P - specific locations D ⁸ (Municipal Planning Commission)	Single Detached Semi-detached ⁹	360 m ²	1 space/2 bdrm 2 space/3+ bdrm 4 total maximum	Not to exceed total floor area used by primary Dwelling	No	No
St. Albert (2007)	P (R1, R2)	Single Detached	244 - 305 m ²	1 space/2 bdrm 2 space/3 bdrm 3 - 4 total	3 bedrooms (basement suite only)	No	No
Spruce Grove (2007 & 2010)	D	Single Detached	322.4 - 544 m ²	1 space/each bdrm 3 total min. Tandem permitted	Not more than 50% of total floor area of principal dwelling	No	Yes (D)
Stony Plain (2009)	D	Single Detached Semi-Detached	363 - 495 m ²	1 space 3 total	Not specified	No	Yes (D)
Strathcona County (2008)	D	Single Detached	400 - 520m ²	1 space/dwelling 4 total	80 m ² or 40% of gross floor area principal dwelling	Yes	Yes (D)
Wood Buffalo (2008)	D (Planning Commission)	Single Detached Semi-Detached	228 m ² - 235.6 (Semi-det.) 270-366m ² (Single-Det.)	1 space/bdrm 3 total min. 4 total max.	Max. no. bdrm is 1 less than principal dwelling	No	No



FOOTNOTES

6 Existing larger lot zones still require a rezoning to an "s" class (R-1s, R-C1s, R-C1Ls). Requirement for "s" rezonings had been proposed to be eliminated altogether (a divided Council had still not approved the change at a March 7, 2011 Council Meeting). Council directed that rezonings in new areas now be rezoned to R-1s, rather than R-1, to allow suites in new neighbourhoods (April 18, 2011).

7 Narrow lots are <9m wide.

8 A density cap applies, allowing up to 15% of Dwellings in a neighbourhood to have Secondary Suites, whether or not permitted or discretionary.

9 Secondary suites in semi-detached allowed only as part of a limited amnesty program – see footnote 5.

10 Mature neighbourhoods are defined as those that are contained within the boundaries of the Mature Neighbourhood Overlay, Section 814 within the Edmonton Zoning Bylaw, www.edmonton.ca/zoningbylaw.

Infill with Secondary Suite
SOURCE: Photo by Graham Beck, 2009

EDMONTON'S PHASED ZONING BYLAW AMENDMENTS

Prior to the Phase 1 Zoning Bylaw Amendments (December 12, 2007), the opportunity for Secondary Suites was limited: in the low density zones, they were largely only discretionary and restricted to a few locations. Garage Suites were only allowed in two specialty zones.

The phased approach included increasing the opportunity for Secondary Suites as permitted uses throughout the suburban (smaller lot) zones and increasing modestly the locations where Secondary Suites were allowed in the larger-lot, mature neighbourhood, single detached¹⁰ zones (see Table 2).

In Phase 2, location restrictions for Secondary Suites were eliminated: they were now permitted in all locations in all low density residential zones. The locations for Garage and Garden Suites were modified based on further analysis (see Figure 2).

GARAGE AND GARDEN SUITES (DISCRETIONARY)

Allowable Locations

- 1 House with Garage or Garden Suite adjacent to an apartment/row housing complex
- 2 Adjacent to a service road
- 3 Adjacent to a lane backing on to an arterial road
- 4 Corner Lot location
- 5 Adjacent to a Community Services Zone
- 6 Adjacent to a Park (where a Permitted Use)



Figure 2

Table 2

CITY OF EDMONTON SUMMARY OF SELECTED SECONDARY, GARAGE & GARDEN SUITE ZONING BYLAW REGULATIONS*

Use/Regulations	Phase 1 (Bylaw 14750 Dec. 12, 2007)	Phase 2 (Bylaw 15036 Feb. 2, 2009)
Secondary Suites*		
Permissions	Permitted Use Most residential zones	Permitted Use All low density residential zones (except RMH, & DC zones)
Locations: RF1, RF2 Zones	Increased eligible locations (corner lots, service roads)	Removed location restrictions
Locations: RF3 Zone	Increased Permitted locations All other locations Discretionary	All locations Permitted
Locations: other low density zones	All locations permitted	Same
Minimum Lot Size	Reduced from 460 m ² to 360 m ²	Same
Maximum Suite size	Basement: not more than total floor area of first storey of building Suite above grade: 40% of principal dwelling or 70 m ² whichever is less	Same
Garage & Garden Suites – Use Opportunity*		
Garage Suite	Introduced Garage Suites (above a detached garage) in most residential zones as Discretionary Uses with location restrictions.**	Modified allowed locations (see graphic, previous page).** New: Garage Suites (at grade) (Discretionary).**
Garden Suite	NA	New Use: Discretionary; same location restrictions as Garage Suites.

*See Zoning Bylaw 12800 for complete regulations at www.edmonton.ca/zoningbylaw **exceptions apply in some specialty zones

The number of successful development permits for Secondary Suites has increased dramatically...

RESULTS OF EDMONTON’S “PERMITTED” APPROACH

In the eight-year period prior to Phase 1 (2000 to 2007), there were 19 Secondary Suites approved; this compares to 530 Secondary Suites, 27 Garage Suites and one Garden Suite approved in the three years since the introduction of Phase 1 (December 12, 2007) up to March 7, 2011. Of the 604 applications for Secondary Suites (excluding

cancelled applications), only 5% (30) were refused. The number of successful development permits for Secondary Suites has increased dramatically since Phase 2 amendments were adopted in February, 2009, as compared with the Phase 1 monitoring period. There were 61 Secondary Suites approved in 2008, the year following the Phase 1 amendments (the grant program commenced in June 2008). This compares with 153 Secondary Suites approved in 2009 (an increase of 251% over 2008) and 278 in 2010 (an increase of 182% over 2009). In addition to the grant program, the increase in the second year is attributed to the elimination of location restrictions for Secondary Suites in the RF1 zone in Phase 2, which comprises some 68% of lots with single detached housing in the City (in low density zones) (or, approximately 96,000 of 140,000 lots).

The proportion of successful permits for existing Secondary Suites as compared with new Secondary Suites has grown appreciably: from 5% of total approvals in 2008 to 44% in 2010. This can be attributed partly to an increase in enforcement action on suites without permits after Phase 2 Zoning Bylaw amendments were adopted. As a far greater proportion of existing suites could now meet the Zoning Bylaw regulations, enforcement action therefore resulted in many more suites becoming compliant with both the Zoning Bylaw and Fire Code than would have been the case before the Phase 2 amendments. Financial assistance through the Cornerstones Secondary Suites Grant Program further added incentive for suite owners to obtain development permits.

As expected, the majority of successful Secondary Suite permits are within mature neighbourhoods (72%, or 384 as compared with 28% or 146 in newer neighbourhoods), as are the majority of successful Garage Suite permits (73% are within mature neighbourhoods). This is due to larger lot sizes in mature neighbourhoods and sites more able to provide required on-site parking as compared with more compact lots in the newer suburban neighbourhoods.

The impact of the Cornerstones Grant program on successful suite applications is significant. To date (March 7, 2011) there have been 263

grants allocated to new and existing Secondary Suites (50% of approved suites) and 9 grants for Garage Suites (53% of approved Garage Suites) since the inception of the Phase 1 Zoning Bylaw Amendments in December 2007. A total of \$6,143,733 has been allocated to Secondary and Garage Suites. Grant funds are projected to last until approximately February 2012, when a total of \$12 million in grants are expected to have been allocated to successful suite applicants. ■

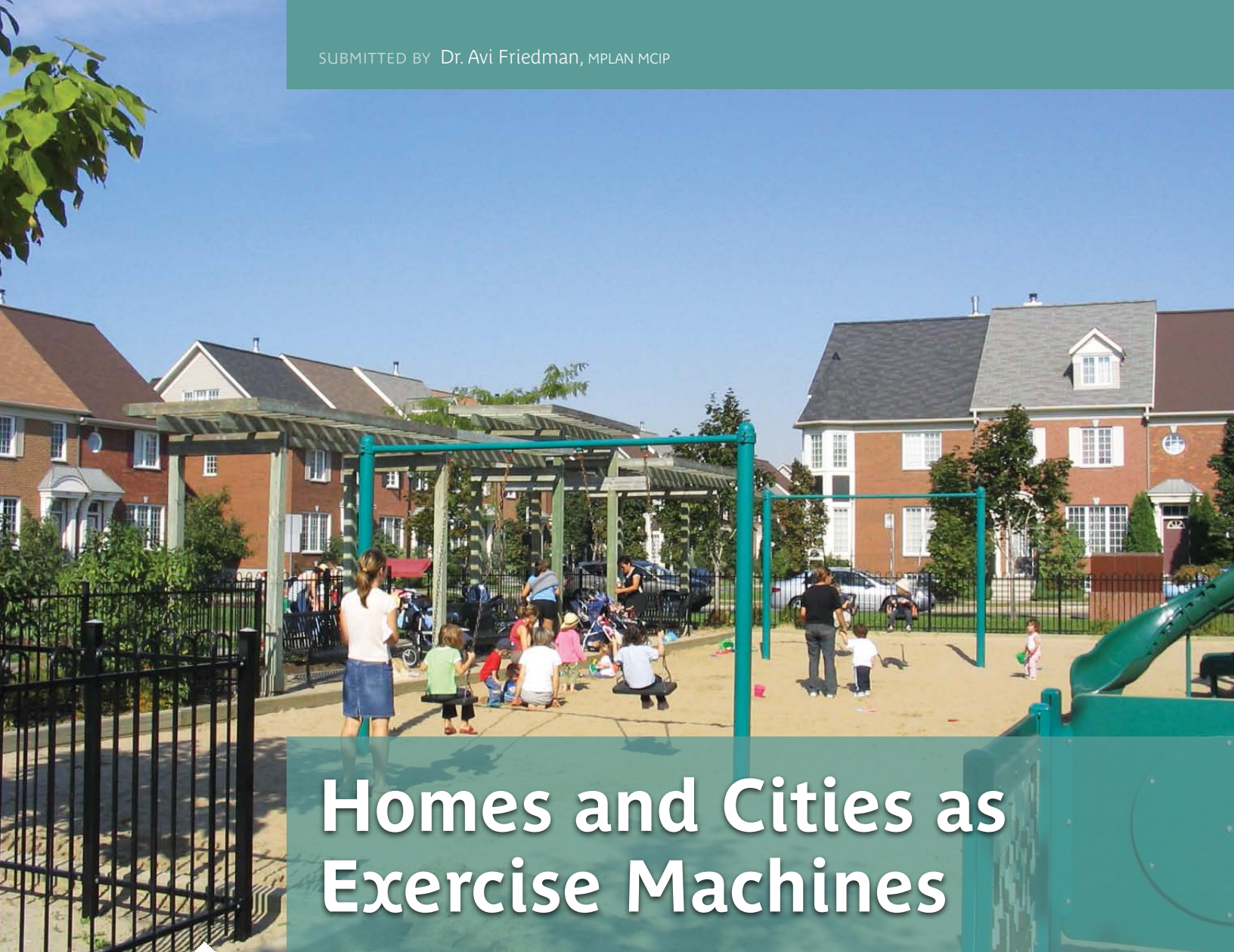
For more information on Edmonton's Secondary Suites Zoning Bylaw regulations, see www.edmonton.ca/secondariesuites and for the Cornerstones Grant program, see www.edmonton.ca/cornerstones.

Graham Beck, RPP MCIP is a Principal Planner with the City of Edmonton. He was the lead Planner for recent City-wide Zoning Bylaw amendments to increase the opportunity for secondary suites. He is currently seconded to the City's Mature Area Planning Unit.

About the Author



Interior of Garage Suite
SOURCE: *Homes by Avi*



Homes and Cities as Exercise Machines

SOURCE: Dr. Avi Friedman

The global obesity epidemic is staggering, and it seems to keep escalating. In Canada, one person in five is overweight and nearly one in ten is obese, an increase of two-and-a-half-times over the past two decades. Obesity among Canadian children is particularly troubling. In the past three decades, the rates have almost tripled. We are giving rise to the next generation of patients who will populate hospital wards in the coming decades. Efforts to curb the trend have proven unsuccessful.

The medical consequences are well documented. *The New England Journal of Medicine* paper suggests that overweight and obese people run a fivefold risk of diabetes, and have greater risk of hypertension, gallbladder disease, and certain cancers. The author also suggests that the overall risk of mortality increases by two and half times.

So why do waistlines keep expanding? The common tendency is to blame people's poor dietary choices, made worse by their inactivity. Only recently attention was given to a sobering fact: our built environment has been progressively altered to curtail physical activity, even by those who wish to be active. Over the past century, we have planned communities, built homes and welcomed lifestyles that let us run daily chores while burning fewer and fewer calories.

If one is to point out the main culprits of our effort-free habits, the motor vehicle and suburbia would be the ones. Some 65 percent of all North Americans live in suburban or rural locations. That means that nearly all work, shopping, social, educational and entertainment-related activities require use of private cars by every member of the household. We simply reduce walking to a bare minimum.

Low residential density, the mark of most new suburbs, implies that basic services and amenities, that can potentially get people active, are not economically viable in the suburbs. There are not sufficient riders to justify introduction of a public transit and not enough shoppers to support a corner grocery store, for example. Things have gone from bad to worse when it comes to public health implications of town planning decisions.

In the name of efficiency, schools have been relocated from their traditional spots in the heart of neighbourhoods to the outskirts where they can easily be accessed by residents of several communities. That meant that a short walk or an easy bike ride to them by a pupil has been rendered impossible. Unfortunately, the time allocated to physical activity has also been sharply reduced. In Canada, it stands at one hour per week, far less than what's needed to let a child burn an acceptable number of calories.

Another feature that found its way to the municipal waste basket was small play areas near homes. Once again, in the name of efficiency, developers argued that there is no longer a need for back lanes where children once played and through which they reached a friend in a neighbouring home safely. Small play yards, known as "parkettes", have also been replaced by a huge play field, to which children had to be driven. The play itself has been morphed into regimented leagues and strict schedules. Spontaneity, unfortunately, has

been "sucked out" of kids' play. It is no wonder that TV watching and computer games replaced outdoor play. Studies suggest that TV viewing is North American youth's primary activity, with 1.5 to 2.5 hours on average per day. Some of this time includes watching advertising for high-caloric foods.

Another casualty of contemporary suburban planning was the sidewalk. Since no one walks, some argued, why are they needed at all? Seniors, parents pushing a stroller and children had to share the road with motorists, often putting their lives at risk. When the sidewalk vanished, benches followed, leaving no places to sit on, or trees to stand under and talk with a neighbour on a sunny day. Stepping out for a simple, healthy walk became uncomfortable.

*So, how should we get people to be active?
The simple answer is to recast in our built
environment the features that have, over
the past half century, been taken out.*

Our work places did not fare better either when it came to activity. Whereas in earlier decades of the 20th century, the manufacturing and agricultural sectors employed most people, service jobs now account for the lion's share of all jobs in the Western world. The work environment offers little opportunity to get active. Reached by private cars, an elevator is likely to be the first thing that one would see upon entry into an office building's lobby. Hard-to-find stairs have been shoved aside and were made to function only in case of emergency.

At home, physical activity has also experienced a sharp decline. When asked, most people will rather reside in a dwelling with fewer stairs, limiting a dose of essential healthy exercise. They have also acquired effort-free tools like mechanized lawn mowers or snow blowers. The kitchen has also become a place for the storage of gizmos which have replaced domestic manual labour. We are simply spending fewer calories after work as well.

So, how should we get people to be active? The simple answer is to recast in our built environment the features that have, over the past half century,

FOOTNOTES

1 Canadian Institute for Health Information. Improving the Health of Canadians. Ottawa, 2004.

2 Willet, W. C., W. H. Dietz, and G. A. Colditz. "Guidelines for Healthy Weight," The New England Journal of Medicine, Vol. 341, No. 6, August 5, 1999: pp 427-434.

3 Larson, R. W. "How U.S. Children and Adolescents Spend Time: What It Does (and Doesn't) Tell Us About Their Development," Current Directions in Psychological Science, Vol. 10, No. 5, October 2001.



been taken out. Homes and cities must be regarded as exercise machines. Along with the reintroduction of physical changes, we have also continued to warn people about the grim consequences of inactive lifestyles. Several strategies nonetheless need to be placed on top of planning agendas.

Higher and medium density communities of greater than 25 units/acre (62 units/hectare) need to be encouraged. It was repeatedly demonstrated that urban dwellers are more active than their suburban counterparts. Once higher density communities have been built, commerce will also become economically viable. Efficient public transit must be part of every community. Frequent buses during rush hours, covered shelters and clearly displayed schedules may encourage motorists to leave their cars behind and use public transit. Pedestrians and cyclists must be given priority in all road designs. Slowing traffic, changing the road surface, and enlarging sidewalks are some of the means to help make streets people-friendly. Walkable communities need to allow residents to reach every spot within

a comfortable 10 minute walk. Bicycles for rent, a growing practice around the world, need to be part of the vocabulary of every neighbourhood. It was demonstrated that obesity rates among children declined when riding time increased.

Homes should be built next to or even face play yards, so that parents could keep a watchful eye on their children. Whenever possible, schools should be placed at the centre of communities and their yards open to the public. Community urban agriculture gardens need to become a valued feature of public green spaces. In addition to growing nutritional food, residents can get active tending to their gardens. When squares and parks are planned, they can be fitted with adult exercise machines. The municipality can appoint a fitness instructor and schedule for those who wish to get active in groups. The practice of planning neighbourhoods with identical large, single-family homes should be avoided. Mixed-types of dwellings can accommodate the young and the old. Children should be able to leisurely stroll or bike to their grandparents' homes.

The tide is beginning to change. Elected and public health officials are finally recognizing the link between poor urban planning and its unhealthy consequences. It takes time to bring about changes in town planning. Convincing elected officials about the need to invest in health promotion is not simple. Our conduct, however, must be an urgent one, because if not followed, the ramifications to people and nations can bear dire consequences. ■

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About the Author



University of Calgary Offers New Planning Program

SOURCE: M. Quinn

After a brief hiatus, the Faculty of Environmental Design at the University of Calgary will once again be admitting students to a professional planning program. The **Master of Environmental Design (Planning)** is a two-year, course-based program designed to provide students with the competencies required by the Canadian Institute of Planners (CIP) in conjunction with the Alberta Professional Planners Institute (APPI). The Faculty is currently in discussion with the APPI regarding the approval process for recognition as per the newly adopted guidelines. The first class of students will commence their studies in the Fall of 2011.



SOURCE: B. Sandalack

The Faculty of Environmental Design (EVDS) has over 35 years of experience delivering an innovative, interdisciplinary, design-based, graduate planning program. Throughout its history, the EVDS planning program has provided students with:

- An understanding of the roles of sustainability, interdisciplinary and design in developing innovative and workable solutions to current and future planning problems;
- Analytical, integrative, critical thinking and professional communication skills;
- An orientation to life-long learning and adaptation to varied planning contexts;
- Knowledge of the history and theory of human settlements and landscapes at the neighbourhood, community and regional scales;
- The knowledge and skill sets to successfully practice planning in a variety of community, metropolitan and regional settings; and
- Expertise in diverse aspects of the planning field.

SOURCE: B. Sandalack



Students are required to take a minimum of 17 half courses to complete the degree requirements. The program culminates with an applied studio project that is designed to be an application and synthesis of their core and stream learning towards a creative, sustainable, interdisciplinary design solution. The final studio project will be an individual assignment involving some team work around a common site or problem. Student work is presented to, and critiqued by, students and instructors from all streams, plus the client (if applicable) and a panel of invited judges from the planning community. ■

For more information on the new planning program and admission requirements please contact

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About the Author

The Master of Environmental Design (Planning) degree combines a common core curriculum with the opportunity to specialize in one of three streams:

- 1 Regional and Environmental Planning,
- 2 City and Community Planning, and
- 3 Urban Design and Development.

SOURCE: M. Quinn



Putting Plans into Action

Are you concerned that too many plans that were painstakingly prepared are then shelved and forgotten? Coreena Carr, RPP, MCIP a planner at the Municipal District of Foothills, noticed this challenge and set about creating a process to ensure that plans would be effectively implemented, monitored and evaluated. The result is Putting Plans into Action: Implementation and Monitoring Strategies for Municipal Plans, a document which outlines a process whereby the MD can ensure that the plans they produce will have lasting benefits.

Putting Plans into Action was developed to guide planning staff through a process which was divided into three distinct steps: **creating an implementation strategy** for a plan, **implementing an adopted plan** and **conducting a plan review**.

SOMETHING MISSING

The adoption of a plan is the first step towards ensuring that the goals and objectives of that plan are met. The benefits of a plan can only be realized through its implementation; through zoning, subdivision and development regulations, incentives, and capital improvements, a plan creates the tangible results which impact the public. However, this is only the first portion of the implementation process. Of equal importance are the ongoing monitoring, evaluation and review of a plan to assess if the goals and objectives are being met and remain current.

All too often, the on-going monitoring and evaluation gets placed on the back burner by busy municipal staff with limited resources. Without these critical steps, otherwise excellent plans have limited impact. Coreena recognized that a systematic process was needed whereby the implementation, monitoring and evaluation processes are outlined within the plan itself. In developing Putting Plans into Action, she has created a guide for MD staff to use to ensure the necessary follow-through happens.

PROJECT OBJECTIVES

The work on Putting Plans into Action began by developing a set of objectives outlining exactly what the strategy was aiming to achieve. These objectives were as follows:

- Initiate a mandate to develop an implementation strategy for all new plans and create a process for doing so;

- Assess the techniques available for implementation and evaluate which methods are most appropriately used;
- Develop a method for measuring the success of a plan using targets, indicators and benchmarking;
- Improve communication between stakeholders involved in the development of plans;
- Take appropriate steps towards an improved implementation process and use of the most effective means available for putting plans into action;
- Establish a formal framework to evaluate if goals and objectives are being effectively met and remain current; and
- Generate a means to ascertain the strengths and weaknesses of plans and the planning practices currently employed for their implementation.



CREATING THE IMPLEMENTATION STRATEGY

Putting Plans into Action outlines the benefits of designing an Implementation Strategy as a component of all new plans. It provides a formal framework to ensure the adopted plan goals and objectives are achieved. The implementation strategy is broken down into several components:

- Action Plan
- Monitoring Program
- Progress Evaluation Program
- Reporting Program
- Communication Program
- Plan Review Schedule

While all of these components are important, special attention should be paid to the monitoring program and the progress evaluation program.

The Monitoring Program will serve to answer questions such as: How will we know if the plan goals or policy objectives have been achieved? And; what method will be used to measure progress? A four stage process was developed to outline how to measure and record the success of a plan over time:

- 1 Review the key elements of the plan and determine which of these are critical to the success of the plan;
- 2 Establish targets, indicators and benchmarks for each key element by identifying the specific and intended end result and the time frame for achievement, then choosing an indicator (or indicators) with which to measure success;
- 3 Once targets have been established, determine how progress towards those targets can be measured; and

- 4 Set reference points and schedule evaluations. Identify the current status quo - collect data about the current situation to use as a reference with which to measure progress. Determine what level of improvement is desired within certain time-frames and set benchmarks or milestones that act as reference points for measuring the degree of success. Finally, set a schedule for how often progress will be evaluated.

The Progress Evaluation Program

involves taking the data that has been collected through the Monitoring Program and evaluating it to determine if the Implementation Strategy has been effective or if it needs to be altered to facilitate the achievement of the key goals and objectives of the plan. The Progress Evaluation Program should have four parts:

- 1 Gathering facts and information;
- 2 Analyzing the situation;
- 3 Exploring alternatives; and
- 4 Choosing appropriate alternatives.

It is essential in this step to ensure that the information obtained in the Progress Evaluation is communicated effectively to decision makers and that all necessary actions as determined in this evaluation, such as a plan amendment, are undertaken.

IMPLEMENTING AN ADOPTED PLAN

Once a plan, complete with implementation strategy has been created and adopted, the next step is to carry out the implementation process. This is the relatively easy part as it has all been laid out in the implementation strategy. The key here is to ensure that the information obtained in the progress evaluation is communicated effectively to decision makers and that any necessary revisions

or updates are made to the various sections of the implementation strategy as appropriate.

CONDUCTING A PLAN REVIEW

Mid-term evaluations and interim progress reports are a valuable means of providing early feedback on progress and as a means of meeting accountability and transparency requirements for municipal plans.

The requirements for progress reports or formal plan reviews with the associated analysis and subsequent reporting will vary from one plan to the next. The schedule and scope of plan reviews will be outlined in the Implementation Strategy associated with each plan. The key objectives of the plan review process are as follows:

- Ensure that the plan remains current and relevant;
- Examine plan strengths and weaknesses;
- Review the progress and success of the plan;
- Complete a thorough analysis of the plan;
- Explore changes and improvements to the plans; and
- Provide an opportunity to communicate with important stakeholders and the public to gather input and keep the public involved.

The review involves an evaluation of the plan itself to ensure that its goals and objectives remain current and respond to any changing conditions as well as a review of the implementation and evaluation measures in place to determine if revision of the Implementation Strategy is required. By undertaking this review process a municipality can ensure that ongoing benefits will be reaped from their plans.

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HOW IT'S GOING

So far the implementation and monitoring strategies developed through this project have been incorporated into two major plans in the MD of Foothills. The MDP2010, the new Municipal Development Plan which was approved on July 10, 2010 and the Highway 2A Industrial ASP for which approval is pending, both include comprehensive Implementation Strategies

Once a plan, complete with implementation strategy has been created and adopted, the next step is to carry out the implementation process.

One of the biggest challenges so far has been a lack of available data from which to establish benchmarks. In many cases, records have not been kept of pertinent data, so while general trends have been observed, it may be difficult to determine the degree to which the new plans are affecting those trends except in a subjective manner.

The positive outcome has been that as a result of this challenge, the MD has begun a process of examining what information would be most beneficial to track, and how the data would best be collected, recorded and stored. ■

Coreena Carr, RPP MCIP is a planner with the MD of Foothills No. 31. She has been with the MD planning department since 1990 working in various planning and development capacities. She has an Applied Land Use Planning Certificate through the University of Alberta. Her primary focus is on plan development as well as intermunicipal relations and dispute resolution.

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About the Authors



A Tool for Change: Comprehensive Community- Based Planning in First Nations

SOURCE: Dalhousie University

Planning is not a choice; it is urgently needed in small and large communities across the country.

First Nation communities must have tools and approaches to understand their existing situation and consider how best to identify priorities in the long and short-term.

“If you don’t know where you are going, any road will take you there” (Harrison, 2002). Within First Nation communities this sentiment is especially true.

As First Nation communities across Canada face rapid population growth, static funding and limited resources, the need for communities to make strategic long-term decisions is of growing importance. First Nations must have tools and approaches to understand their existing situation and consider how best to identify local priorities in the long- and short-term. Therefore, a central document to identify a shared sense of long-term direction that inspires specific local action is

vital. Such a document – a plan - would provide both consensus on internal decision-making and formalize community needs for negotiations with government and industry. A comprehensive and community-based plan becomes an essential tool to deal with diverse issues; however, only a small group of First Nation communities in Canada has had the opportunity to develop such a plan.

After more than a decade of working with over 30 First Nation communities in six provinces, the Cities & Environment Unit (CEU) has led two pilot projects (in Atlantic Canada and Saskatchewan) in an effort to advance planning in First Nations and promote a comprehensive, community-based, and action-oriented approach. This approach is described in detail in the *First Nations Community Planning Model* (Cities & Environment Unit and Wagmatcook First Nation, 2003) and was developed in collaboration with First Nation communities in Atlantic Canada. The Model continues to inform our approach to plan development and implementation across Canada.

The Saskatchewan Pilot Project began in 2006 and provided another opportunity to test and refine the *First Nations Community Planning Model*. The plan development and implementation processes were used to build capacity and empower First Nation communities to manage and shape their own futures. Indian and Northern Affairs Canada (INAC) and Health Canada provided support for eleven communities to develop their own comprehensive community-based plan. The planning process was approached using a holistic perspective to reduce planning redundancies and build capacity. In addition to supporting plan development, Pilot communities were provided with support for plan implementation. The Pilot had three phases providing ample opportunity to learn from the experiences of the six-year process and allow the approach to be refined, improving the quality of plans produced and maximizing the benefit of planning in these communities.

The Cities & Environment Unit's community-based, comprehensive and action-oriented approach to planning is unique and different from the planning that often occurs in First Nations. Frequently, planning in First Nation communities is completed as part of a federal reporting process, where a community prepares a number of departmental plans to secure funding. For example, a community could have a health plan, education plan, strategic plan, land use plan as well as a five-year capital plan. It can be argued

that there are too many plans, frequently guiding the community in different directions. A comprehensive plan with a holistic view that looks across the key issues and resources of the community in a way that recognizes the interconnectedness and complexity of life in small communities is critical. Within communities in Atlantic Canada and Saskatchewan (for example, Bear River, Kahkewistahaw, Pictou Landing and Shoal Lake) staff and leadership worked to reorganize their Band structure to better reflect the interconnectedness of local issues identified in the plan. The plan should also be developed using a community-based process that reflects the views of a broad cross section of the community, providing a long-term vision that is shared by many community members. Lastly, the Plan must be grounded in physical action and related to the spatial organization of current and future development. Overall, planning in First Nation communities must be community-based, comprehensive and action-oriented to ensure the plan is practical, supported by the community and a tool to make a difference on the ground.

In our experience with First Nations over the last decade, the importance of a community-based planning process has become increasingly evident. A community-based approach is more than just a couple of meetings with stakeholders; a community-based process requires meaningful involvement at every stage, with many members of the community. It includes debate, discussion and workshops to understand the local context and develop content collaboratively that will build the plan. Also, given that the youth are the future of the community they must be engaged and empowered and generally raise expectations and build hope. In Big River First Nation, one part of the community engagement process was the development of a youth plan, a one-day workshop with youth allowed key parts of the Plan (land, settlement, people, economics and Vision) to be understood from and informed by the youth perspective. Key ideas provided by youth ultimately shaped the Vision for the broader community Plan. The development of highly visible interim products (posters, models, presentations) is critical for building momentum and awareness of the importance of planning in the community, while also celebrating the incremental accomplishments in developing the plan. The development of three dimensional scale models are often critical for engaging community members in discussions around future housing

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SOURCE:
Dalhousie University



development and the location of future community buildings. A community-based process must also build redundancy in the ownership of the plan. As Pilot communities in Saskatchewan completed their plans, celebrations were held at a major community event to recognize the accomplishment of the community and to build broad ownership and awareness of the plan. A single individual cannot champion a plan; one department alone cannot implement it. The inclusion of many community members ensures that specific ideas within the community plan are widely understood, accepted and broadly defended by members.

A comprehensive plan should link physical and social structures and consider the past, present and future. Within many communities the Band organizational structures are a response to government departments and reporting requirements, resulting in a series of disconnected “silos” that limit the potential for collaboration or coordination. By developing the plan in a comprehensive way, people and departments are inspired to see opportunities to coordinate efforts, recognizing the interconnectedness of issues that communities are facing in daily life. Therefore, a comprehensive approach requires both planners and Band members to think creatively of how projects or solutions can address many issues at once. For example, Standing Buffalo Dakota Nation’s vision to build a stronger community inspired Action Areas related to social programming and a commitment to build their Community Hall as the focus of a new gathering area in the core of the community. A comprehensive plan cannot be seen as a side project or fit neatly into a single department, but instead should be viewed as the overarching tool to guide the community’s future.

Implementation and plan development must be seen as intimately connected, not as separate components of the planning process. Communities must use their limited resources strategically to address serious issues related to housing, addictions,

unemployment, poverty and health. CEU’s approach to plan implementation, the *Approach to Change*, has been developed with communities and most clearly articulated in recently completed plans in Saskatchewan. The *Approach* challenges the notion that planning ends with the printing of the plan document. Instead, implementation is an opportunity for communities to continue to engage in the ongoing process of community development and planning. Projects and actions using the *Approach to Change* are developed in a community-based way, tailored specifically to meet the local needs, respond to the unique culture, while addressing the issues of the community. In Pictou Landing the development of a health centre was an opportunity to create employment through local construction techniques, local forestry to build capacity, boost volunteerism and build community. The *Approach to Change* has been applied to plan implementation in many projects from the Saskatchewan Pilot Project and the Atlantic Pilot Project over the last decade. This philosophy can be applied to any project to make a difference in the community by pursuing action in a manner that is project-driven, community-based and locally-focused.

Through CEU’s decade of experience working with First Nations, it is increasingly clear that planning provides both a framework for action and a lasting tool to make a difference on the ground. Plan development is critical for any community looking to identify a long-term vision and actions to get there. As a community works toward their vision, ongoing planning is essential for First Nation communities to think holistically about how natural and human resources could be used strategically to ensure each project achieves the most local benefit. Community planning is an important occasion and a significant moment in the life of any community. It’s an opportunity to build a sense of community, identify shared values, build local capacity and make change. ■

SOURCE:
Dalhousie University



Cities & Environment Unit (CEU) is a community-based planning and research unit within the Faculty of Architecture & Planning at Dalhousie University, directed by Frank Palermo. As well as having a decade of experience in First Nation planning in six different provinces, including a recent project with the Mikisew Cree First Nation in Alberta, CEU also brings our unique community-based approach to other planning issues including: housing, transportation, environment, urban design, health, education, culture, and settlement patterns. Project experience has provided us with both a global perspective on development issues and an understanding of the importance of local action in affecting positive change. Our belief that real change comes from the empowerment of community members is reflected in our uniquely community-based approach to all projects.



Planning Sustainable Communities: Implementing Calgary's Vision

Increasing recognition of the importance of sustainability in an urbanizing world has directed the attention of planners, developers and policy makers to sustainable urbanism. The ideas behind these new approaches relate to more efficient growth management to improve the physical, economic, and social environment as well as to strategies to plan and create vibrant, livable communities. This article illustrates the impact of such approaches on the planning of new communities in Calgary.

APPROACHES TO SUSTAINABLE COMMUNITY PLANNING

Smart Growth has been adopted by cities and municipalities across North America with a fair degree of flexibility and adjustment of the original ten principles. Smart Growth advocates the development of plans and programs designed to influence the rate, type, location, and the cost of growth. It focuses on balancing competing land use objectives, on integrating transportation and land use planning as well as on measures designed to control and to stimulate growth (Tsenkova 2006). Within that context, the challenge of its practical implementation is often associated with the effectiveness of smart growth planning and design in the suburban environment. The new communities guided by these principles provide places for people

to live, work, and shop and engage residents in more sustainable community practices—energy saving and composting, community gardening, green initiatives, etc. Recent examples of such communities that are more balanced in function, create inclusive housing supportive of home-based businesses, facilitate walkability and promote access by public transit have strong implications for sustainable urban planning and design.

The popularity and acceptance of the Smart Growth movement in North America, as well as the wide adoption of its principles, have shown that a systemic approach to growth management sensitive to geographic and cultural contexts is needed to reinvent cities as ecologically, socially and spatially attractive places. Notwithstanding such evidence of its success, criticism advanced in literature is

SOURCE: *Marcus Paterson*

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related to the effectiveness of implementation of Smart Growth principles and the consistency of implementation tools (Bourne 2001; Downs 2005).

New Urbanism adopts many of the principles of smart growth but emphasizes the importance of urban form and structure. The Charter of New Urbanism (1996) advocates high quality urban design, pedestrian friendly environments, attractive streets, parks, and squares. It promotes the mix of uses, fine grain design, connectivity, order, coherence and visual understanding and sense of place. New Urbanism reverts auto-dependency with transit-oriented development on urban infill, suburban greenfield and gray-field sites. McKenzie Towne, planned by Duany Plater-Zyberk & Co, is a well know example of such a community in Calgary. The 'transect' has been more recently developed to order the cross-section of a city through a gradient of six zones with gradually increasing density from the natural hinterland to the urban core. While New Urbanism has been a success in some suburban communities, particularly its aesthetic of front porches and heritage styles, it is not usually accompanied by higher density, transit-oriented developments, it fails to establish viable commercial districts and to integrate a reasonable share of affordable housing (Grant and Bohdanov, 2006).

A new system of Leadership in Energy and Environmental Design (LEED) for Neighbourhood Development (ND) takes the approaches of Smart Growth and New Urbanism further. Administered by the U.S. Green Building Council, the system evaluates both the design and the construction procedures of new development on infill and greenfield sites. The purpose of LEED-ND is to encourage developers to create new development that will "revitalize existing urban areas, reduce land consumption, reduce automobile dependence, promote pedestrian activity, improve air quality, decrease polluted storm water runoff, and build more livable, sustainable, communities for people of all income levels." (USGBC, 2007: 1). There are currently 238 pilot projects, 21 of which are in Canada. Currie Barracks development in Calgary received a Stage 2 LEED ND Gold certification for an approved plan in October 2008.

IMPLEMENTATION IN CALGARY

Calgary has been one of the fastest growing cities in North America. The pace of that growth has created significant challenges associated

with land development pressures, demand for higher investment in infrastructure and essential city services and suburban expansion. The City of Calgary is committed to efficient growth management guided by sustainability principles adopted in 2007. A number of higher level policy reviews and strategic plans place an explicit emphasis on new approaches to the planning of sustainable communities such as the Sustainable Suburbs Review, Smart Growth Rating System and Environmental Footprint Project. 'Imagine Calgary' followed by the 'Plan-It' document, have set a 70 year vision for Calgary. Inner city intensification and smart suburban communities are fundamental aspects of implementing the vision.

The plan for Mahogany, a new community located in southeast Calgary, is a result of an innovative and integrated process between the developer, Hopewell Residential Communities, the planning consultants, Brown and Associates, and city planners to create a community based on smart growth and sustainable planning principles. 1300 acres in size, the community of Mahogany is anticipated to accommodate 12,800 dwelling units, housing over 25,000 residents. Mahogany is envisioned as a series of residential neighborhoods anchored by a strong mixed-use urban core of commercial, institutional and higher density residential. An east-west axis that runs through the entire community creates visual permeability through the plan area. The 90-acre urban core is located adjacent to the future Light Rail Transit station and will be developed in compliance with the Transit-oriented Development guidelines adopted by the City of Calgary. Mahogany's three part freshwater lake envelopes the urban core and acts as a connecting element between the urban core and the residential neighborhoods. The hard edged lake shoreline will be open for public viewing and recreation. Five distinct neighborhoods surround the lake—each with their own identity and distinctive features. The road network in Mahogany connects the 9-acre green space in the urban core, the neighbourhood nodes, the existing wetland complex in the northeast and the historic Ollerenshaw Ranch in the southeast part of the community.

The key smart growth principles as well as sustainable and innovative elements integral to the Mahogany plan presented in Figure 1 are as follows.

SMART GROWTH PRINCIPLES IN MAHOGANY



Figure 1

Compact development and an inclusive community. With an overall density of 10 units per acre, Mahogany sets the stage for intensification of suburban communities in Calgary. The higher density comes with 47% multifamily residential—condominiums and townhouses—offering housing at various levels of affordability for a range of demographic groups.

Alternative travel choices. Transit, walking and bicycling. The Mahogany plan consists of a strong mixed-use high density Transit-Oriented Development adjacent to the future LRT station. The mixed-use core will promote transit usage by accommodating higher density residential developments and local commercial and institutional services. The community design integrates a radial system of direct street connections to key destination areas such as schools and recreation amenities throughout the community. A comprehensive open space system further promotes walking and bicycling.

Environmental sustainability and low impact development. Preservation of natural features and integration of low impact development principles for storm water management has become a key element of new community design. The Mahogany plan

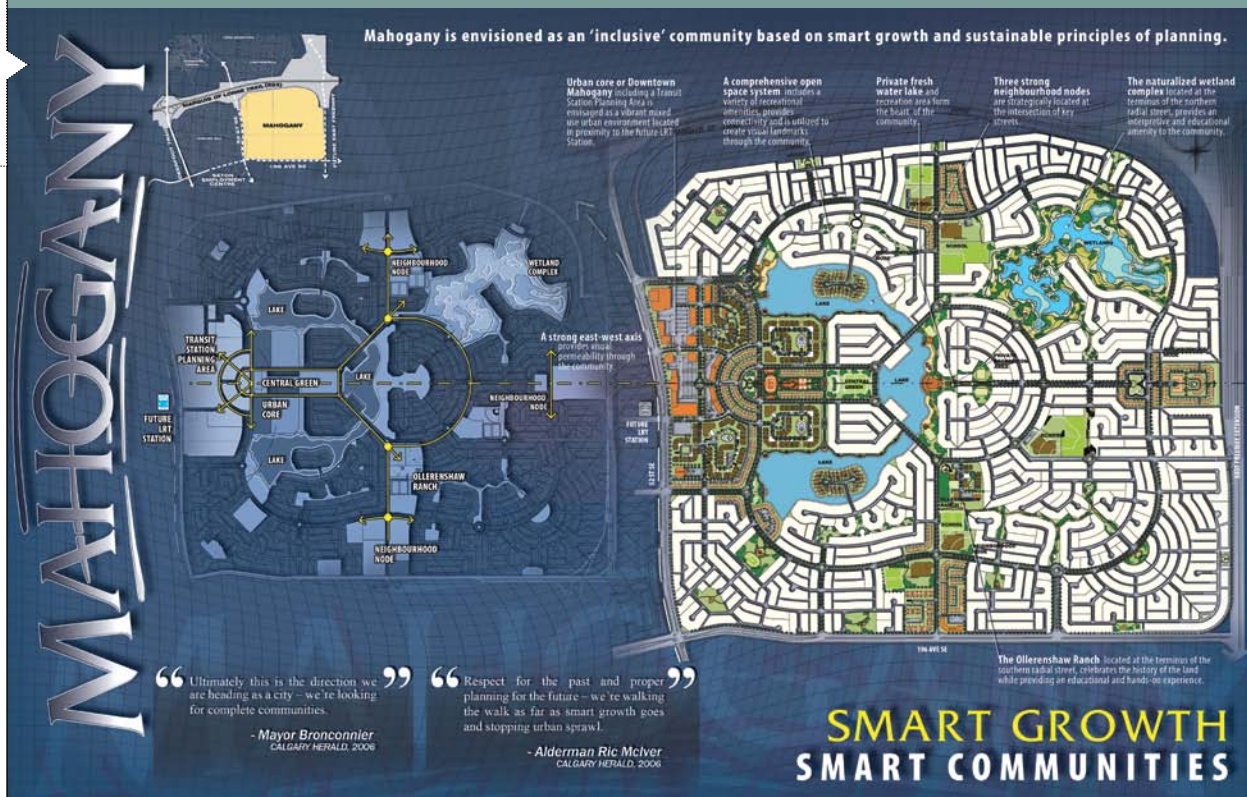
integrates a large wetland complex into the storm water system to create a bio-diverse ecosystem. The wetland complex is located adjacent to a school site thereby enhancing the educational benefits of the interpretive trail and nodes proposed in the complex.

Mixed-use complete community. The intent of this principle is to plan and build communities which cater to the daily needs of its residents, minimizing the need to travel outside of the community. The urban core in Mahogany is envisaged as a vibrant mixed-use area which will include recreational, shopping, institutional and educational facilities in addition to higher density residential. The goal is to maximize the opportunity to house people close to where they work to the extent possible.

Legibility/Sense of place. Through the proposal of distinct neighbourhood nodes and landmarks at key focal points, the Mahogany plan strives to create a legible community, which provides a sense of orientation to its residents. The urban core, enveloped by a three-part lake with public jogging paths at the interface, will serve as 'Downtown Mahogany' with a central green as its focal point. The integration of the existing Ollerenshaw farm as an educational center further enhances a sense of place and belonging to the community.

MAHOGANY COMMUNITY PLAN

Figure 2



CONCLUSION

Mahogany has been upheld as a model for smart growth and sustainability in community planning. The first phase of its development commenced in 2009 and the projected time frame for buildout is 15-20 years. The success of implementing sustainable planning principles will be subject to the dynamics of many external factors and market forces. Flexibility of the plan to respond to these forces without compromising the overall vision will be the true test of our readiness for change. Although community plans in Calgary create a bold vision for new sustainable communities that are compact, transit oriented, and diverse in terms of housing choices and neighbourhood amenities, the implementation process tends to be challenging. The significant attention that urban growth management receives today highlights an ongoing debate, which questions the legitimacy of sustainable community planning to produce livable and sustainable cities (Talen 2003, Porter 2002). The challenge in the future is to accommodate growth through development that is marketable and economically feasible;

development that is guided by the principles of Smart Growth; development that creates a sense of community and identity through effective planning and design solutions (Tsenkova, 2009). ■

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Bela Syal, RPP MCIP is a partner and principal with Brown and Associates Planning Group, Calgary. With background in both planning and architecture, Bela brings a multidisciplinary approach to the practice. She has over 20 years of experience and has been involved in the visioning and design of new communities recognized for their smart growth and sustainability initiatives.
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About the Authors

Planting A Seed

APPI members Tara Steell and Brittany Wickham met at the 2010 Conference in Lake Louise, and together decided to embark on a mission to develop a formal mentorship program within APPI. Speaking with new planners, recent grads, full members, provisional members, Council, and guests, they identified a need for a support network to enhance the quality of planning professionals.

To date Tara and Brittany have researched existing mentorship programs in the planning industry, and intend to carry forward this discussion at the 2011 Conference this coming fall. Whether you are a professional, new grad, or transitioning in your career, they invite you to be a part of the discussion around how and what mentorship might look like for our APPI.

If you are interested in contributing to the dialogue please join us:

- LinkedIn, APPI – Alberta Professional Planners Institute Group, www.linkedin.com;
- Facebook, APPI – Alberta Professional Planners Institute Group, www.facebook.com;
- APPI website, Get Involved – Discussion Forum, www.albertaplanners.ca; and/or,
- Send us an Email, britt.wickham@gmail.com and Tara.Steell@brookfieldrp.com.



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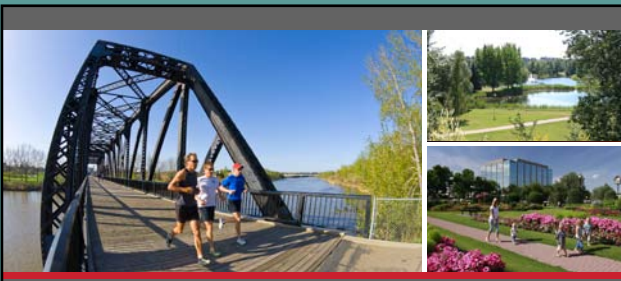
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KEYNOTE SPEAKER - GUILLERMO (GIL) PEÑALOSA

The Conference planning Committee is excited to announce that our keynote speaker for this year's Conference will be Gil Peñalosa - Executive Director of 8-80 Cities. Internationally renowned livable city advisor and social marketing strategist, Gil is passionate about vibrant and healthy communities.

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Stantec pursues sustainability through environmentally responsible solutions grounded in practical market knowledge, satisfying the needs of clients and approval agencies alike. We understand the value of process, successful conflict resolution, and the need to strive for consensus, while never losing sight of our goal to achieve effective and responsible use of land.

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