Design Framework

Definition

A **Design Framework** is a plan that provides for the long-term layout and design intent for larger development/re-development sites which will be used to guide subsequent development applications.

Approval Status:

A **Design Framework** is approved as a non-statutory plan through Calgary Planning Commission.

It accompanies either a Land Use Amendment or the relevant portions of an Outline Plan that meets the Design Framework criteria.

Or it can accompany an initial Development Permit of a larger plan if no Land Use Amendment or Outline Plan is applicable.

Balancing flexibility & certainty:

Due to the longer term nature of the plan, it identifies "Set Areas" indicating critical place-making, infrastructure, or public realm elements of the plan while allowing for flexible, alternative scenarios in identified "Flex Areas" that allow for influences of market forces at the time of implementation.

Changes to the plan in the "Set Areas" will require a decision through CPC. Changes in the "Flex Areas" areas can be accommodated through the CPAG process and will not need to go to CPC.

Design Framework

A Design Framework is appropriate for *new development or substantial redevelopment sites* that *generally* meet the following criteria:

Benefits of a Design Framework:

- This site plan approval does not require detailed drawings for individual buildings in large multi-building projects, which can save costs.
- Provides a comprehensive site plan review to ensure servicing and access requirements are met for the ultimate and interim conditions of the development.
- By leaving Development Permit (DP) level details to the DP there may be less Revised Plans or Revised DPs needed as those details can be left closer to actual construction.

Design Framework Critera

Site/Parcel exceeds 2 hectares, and

The site is subject to Council or policy direction requiring comprehensive planning, and/ or

The project will be phased over time including multiple buildings and internal streets/drive aisles requiring several Development Permit applications, and

Limited subdivision is anticipated and

The applicant/landowner agrees to its use.

Design Framework Components

A **Design Framework** should illustrate the following:

Placemaking:

- The core place-making strategy: a preliminary illustration of the unique design features and built forms that will serve as a base for the future creation of unique community/site attributes;
- Design principles for the identified development sites (area defined by the building site with landscaping/ internal streets/drive aisles);

Integration:

- Key plan identifying location in the city;
- Strategy for site integration/interface conditions with surrounding urban context (concept shadow plan for adjoining areas as required);
- Site topographic and slope adaptive analysis and design solutions where the grade change across the property exceeds 6%;

Uses:

- Intended primary or alternative uses;

Built Form:

- Preliminary dimensioned building footprints, building envelopes/massing, and heights;
- “Urban block” or “Development Site”, form, and size on the site (often defined by private streets or drive aisles);
- Types and locations of parking areas (eg. structured, at grade courtyard, angled, etc);
- Proposed property lines (bareland condo or fee simple) if applicable;

Connections:

- Proposed public street typologies (“Complete Street Standards”) and/or custom designed, private street designs illustrated through 2-dimensional plans and cross-sections;
- Type, location and quality of multi-modal connections illustrated through 2-dimensional plans and cross-sections (pathways, sidewalks, bike lanes, access to public transit (locations of existing and proposed stops);
- Ingress and egress from the site, emergency access strategies;
- Proposed interim and ultimate site servicing and emergency access;

Open Space:

- Preliminary location/distribution and type of open spaces (and whether they are public, private, or publicly accessible) and intended landscape treatment;

Evolution:

- Identify “Set Area” (certain) and “Flex Area” (flexible) portions of the plan (this informs the approval process that future changes would need to go through);
- Proposed phasing of the development over time (include construction laydown phasing if known);

Design Framework Components, Cont'd

In a report (mixed text/graphic) form include:

Community Building:

- Describe/show how this development adds to the general amenities/connections available for people in the surrounding communities to experience;

Policy Alignment:

- Anticipated intensity/density statistics;
- Alignment of the plan to applicable municipal and local area policies (including Climate Change / resilience policies);
- Alignment of plan to the Elements of Urban Design (see MDP);
- Results of any community engagement (if none, a rationale for why not);

Technical Studies:

- Relevant technical studies/assessments (Stormwater Management Plan, Geotech Reports, TIA, BIA) – Once approved, these will not need to be resubmitted for future ***conforming*** DPs.
- Sanitary Servicing Study (these need to be updated with subsequent DPs due to the impacts of development/redevelopment in the wider community)
- ESA reports
- Other details as required by the approving authority.

Changes proposed in "Flex Areas" will potentially require an update to technical reports/studies for review – but will be accommodated within the relevant application process.