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Did you respond to the Stream 3 applications request?

In November you should have received a letter from the City in early November to update the Stream 3 circulation list. “Stream 3” applications are considered less complex to process and are not usually circulated to communities unless the community has asked for them, but some Stream 3 applications are of significant interest (changes of use including liquor stores in existing buildings, billboards, secondary suites, etc.). The City maintains a Stream 3 Circulation Matrix that lists the types of applications communities have asked for. To review and update your community’s request on the Stream 3 Matrix, contact Lisa Johnson-Patalla at 268-3567, lisa.johnson-patalla@calgary.ca

Management Review of Off-leash Dog Areas

The City of Calgary is reviewing its policies regarding off-leash dog parks through an Off-leash Area Management Plan. Until December 8, interested persons may provide input through www.calgary.ca/offleash. If you have any questions, please call 311 or contact Natasha at engageinplanning@calgarycommunities.com. If you decide to call 311, specifically mention the management review for off-leash dog parks.

Permitted semi-detached moving forward

As previously reported, on December 6 City Council is considering a permitted contextual envelope for semi-detached dwellings in RC-2. The envelope is similar to the existing contextual single-detached use in RC-1, but will adhere to the 60/40 depth rule rather than 65/35, and adjoining units will have to be “staggered” for additional visual interest. It is

expected that about 38% of semi-detached will fall inside this envelope and be “permitted”, and therefore not circulated for comment or be appealable. ARPs and the Infill Guidelines will also not apply.

Many communities remain uncomfortable with aspects of permitted infills, and infills generally. Tree loss is a perennial concern (pardon the pun), and there is a lack of a tree requirement in the bylaws. One community, Richmond-Knob Hill, has analyzed its many applications and noted that tree retention and planting was improved through community input, but that will not happen for “permitted” applications. If you want a copy of their report and methodology, get in touch with the Federation planners. We will be following up on our CPC comments, asking Council to direct some work on tree policy and rules for permitted infills. If you have a view on this, or the semi-detached infills generally, to talk to your Alderman or consider attending the public hearing. Also contact us at The Federation.

Front Driveway grandfathering

Following up on a report last month, Council’s LPT committee unanimously approved amendments to the Infill Guidelines and the Land Use Bylaw to clarify that existing front driveways are “grandfathered” in infill development, so long as they are not moved or widened, and may be kept at the discretion of the applicant. Otherwise, the Guidelines and the Bylaw discourage front drive access if there is good lane access, unless it matches the context on the block-face. The recommendations go to Council on Dec. 6; the Infill Guidelines may be changed there and direction given to prepare a Bylaw amendment.

Infill Guidelines may expand

Responding to a Council motion prompted by the Federation back in the spring, City Administration is recommending that the Infill Guidelines be applied throughout the Developed Area of the city. The longstanding Guidelines help inform planners regarding discretionary infills, and in some ways they helped to inform the Developed Area rules in the new Land Use Bylaw. When the Infill Guidelines boundary was established in 1993, it covered inner city and inner suburb communities where infills were happening. Today, about 25% of infill are built outside of the old boundary, sometimes just across

the street. This change will mean the Guidelines are available to all redeveloping communities. Since these are “guidelines” not “rules”, and are already applied generically to a wide variety of community types, we contended they were broad enough for general use and City planners agree. This goes to Council’s LPT committee on December 15. If you have questions or concerns, contact Bob at the Federation.

Digital signs rules

As directed by Calgary Planning Commission in the spring, and after three consultations since August, City staff are close to completing Land Use Bylaw rules for “digital” signs (present rules do not effectively address these signs). This will affect third-party and regular commercial signs, also digital signs that might be put on community buildings, etc. We anticipate the proposal at CPC in December and Council tentatively February 7. A number of communities have expressed concerns about proliferation and location of digital signs. Some are also interested in employing them on their own buildings. This work is happening in advance of a more comprehensive review of sign policies generally, which is anticipated to next year. If you are interested in this or want more info please get in touch.

CPC Appoints Federation nominee

Congratulations to Shawn Ripley, who was appointed to Calgary Planning Commission upon the recommendation of the Federation. He is a previous community association president and CPC member. The City invites stakeholders including the Federation to make non-binding nominations to CPC, with Council making the final decision.

Multi-residential changes to Council in New Year

Changes to multi-residential districts previously reported passed at CPC and will go to City Council for a public hearing in January 10. Communities who were consulted and the Federation were generally supportive of the changes. For information, contact the Federation.

PIP Course on Development Enforcement, January 22

We have a brand new Partners In Planning elective

that describes the role of Development Enforcement in the planning process and how Development Completion Permits are issued. Learn about numerous enforcement issues including development permit requirements, illegal suites, home businesses and how to submit a complaint. A discussion about secondary suite requirements is also included. PIP courses are FREE; you need three core courses and at least one elective to complete the certificate. Doors and sign-in at 8:30am, course from 9am - noon. Location: Braeside Community Association, 11024 Braeside Drive S.W. Refreshments provided. Register online at the Federation website. (And congratulations to the 21 recent PIP graduates from the 2009-10 season!)

Orientation to Planning – January 26

The Orientation to Planning Process and Issues workshop walks CA reps through the Community Guide to the Planning Process, which was recently updated. The small-group workshop will help participants get up to speed on the Guide and is an opportunity to discuss issues with Federation planners and colleagues from other CAs. The workshop complements the PIP program and is particularly useful if you missed the PIP “core” courses that were offered in the fall of 2010. Free but you must register; space is very limited. January, at the Federation office, 1609 – 14th Street SW. Workshop from 7 – 9. Register on the Federation website.

Updates to the Community Guide to the Planning Process

We have completed updates to this useful Guide. They are now posted on the website - linked from the Planning page. You can print the changes and insert them into your binder, and copies will be available at the office and at PIP courses. If you come in the office, bring in your old binder so we can swap it with a new one. Some of the changes include a description of the new Municipal Development Plan (“Plan It”), and how it fits into planning decision-making on applications. We have also added some timely planning issues such as community gardens, special care facilities and good neighbour agreements, and surplus school sites.