

PLANNING update

March 2007

Bob van Wegen, Community Planner



Building Stronger Communities

The FCC Urban Planning Committee believes that our city is a better place due to the community volunteers who actively participate in the planning process. We volunteer our time to work with the FCC's Community Planner, **Bob van Wegen**, to assist community associations and their volunteers by providing information and guidance, and training and networking opportunities.

We are:

Liz Austrom	Lisa Kahn
Melissa Bain	Bob Lang
David Brown	Jeff Loomis
Alan Cuthbertson	Bob Lyon
Heather Galbraith	Shawn Ripley
Neil Hughes	Bill Scott
Heather Jablonski	Rob Taylor
Martina Jileckova	Qian Zuo



Proposed Land Use Bylaw goes to Council

After 27 years, Calgary is poised to get a new Land Use Bylaw if City Council concurs. After several years of work by the City, with industry and community stakeholders, the Proposed Land Use Bylaw (1P2007) goes to a Public Hearing of City Council on March 19. The FCC's position on the Proposed Bylaw is summarized on the back page of this *Planning Update*. The full text of our submission will be posted at www.calgarycommunities.com > FCC Services > Community Planning early in the week of March 12. Prior to that, send an email to planning@calgarycommunities.com. There is also information on the Bylaw on the FCC page and also at www.calgary.ca/landusebylaw.

Related to our concerns about the community consultation aspects of the Bylaw, the LUB team has offered to engage the FCC in a process to address outstanding issues over the next few months. We hope to have the shape of this in place by the time of the Public Hearing. Stay tuned.

If your community has comments on the Proposed Bylaw that you want Council to consider, you should communicate directly with your Alderman and other members of Council, and consider sending a representative to the Public Hearing, which begins on March 19 at 9:30 am. Individuals may address Council for 5 minutes at the Public Hearing. If you have something to distribute to Council, please bring 35 copies. *The FCC is interested in issues you may be bringing to Council regarding the Bylaw. Please advise the FCC Planner. Thanks!*

PIP - Community Sustainability - March 24

This new Partners In Planning elective is on Saturday, March 24, from 9 to noon at the Killarney-Glengarry Community Centre, 2828—28th Street SW. Sign-in begins at 8:30 am. This FREE workshop will look at the overall design of your community. Where do you want services and amenities to be located? How do we move toward more complete, integrated, livable, attractive communities? Learn about 'Community Mapping' - a fun and easy tool to illustrate and plan communities. REGISTER SOON to ensure your spot (deadline March 20) Phone 244-4111 email registration@calgarycommunities.com, or visit www.calgarycommunities.com > FCC Services > Workshops. A registration form is also included in the mail-out package.



FEDERATION OF CALGARY COMMUNITIES

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Summary FCC response to the Proposed Land Use Bylaw, 1P2007

So long 2P80, hello 1P2007? While there remain outstanding issues and details of concern, the Proposed Bylaw is, in many ways, a positive evolution of our land use regime. Here is a summary of the FCC comments on the Proposed Bylaw. Regular readers of the *Planning Update* will note quite a bit of consistency from our previous comments. Thanks to everyone who has taken the time to offer feedback and support. A copy of our full response will be posted on the website.

- **Land use districts.** The more finely tuned land use districts, the variety of districts, and the purpose statements for each of the districts, should make the Land Use Bylaw a more effective tool than 2P80 for implementing policy plans, and should improve understanding of development expectations for all parties.
- **Contextual rules.** “Developed Area” and “contextual” rules will generally benefit Calgary communities as they seek to retain community character while accommodating redevelopment. Especially for communities outside of the traditional Established area, the Developed Area rules will give them more of a voice in redevelopment.
- **Sustainment Plan.** There are bound to be issues that crop up in implementation and outstanding issues. New development trends, the upcoming review of the Calgary Plan, and the changing nature of our city all point to the need for continuing monitoring and improvement of the Bylaw. The FCC strongly supports the concept of a Sustainment Team to work on this in cooperation with Community and Industry stakeholders.
- **Notice Posting.** The Proposed Bylaw would restrict Notice Posting to an incomplete list of items NOT including multi-dwelling, commercial, and many more important developments. This is inconsistent with the engagement of residents and the development of mixed-use ‘complete’ communities. (It would also effectively download more responsibility onto community associations to notify neighbours.) For consistency, clarity, and effective notification of residents, all discretionary developments should be notice posted, particularly in or near residential areas.
- **Circulation** of applications to community associations is important to solicit timely input on development issues. It is a well-established practice that is central to community consultation and it should be acknowledged in the bylaw.
- **Status of Developing Area communities.** Developed Area rules encourage contextual development, and frequently require community consultation. Developing Area rules are designed for green field development using permitted zoning without community consultation. But large areas of some community districts in the Developing Area are well-established and there are often community associations in place to comment on development. The Developing Area Boundary line should be reconsidered based on build-out as of the effective date of the Bylaw and there should be a procedure for when and how Developing Area communities achieve “Developed” status.
- **Community character - policy plans.** It is important to communities that development be mindful of community policy documents such as ARPs and ASPs. The City should clarify the relationship between the Land Use Bylaw, ARPs/ASPs, the ‘Infill Guidelines’ and other planning documents.
- **Heritage.** Many communities value heritage as part of their community character. But permitted applications (such as the “contextual single dwelling”) may result in the demolition and replacement of buildings on the Inventory of Potential Historic Sites without discretion or consultation. The City needs to find a resolution to this.

Go west, young plan... West LRT work rolls on.

The City is holding a series of three workshops and three open houses on ‘transit oriented development’ around future west LRT stations starting on March 10. For details go to www.calgary.ca/TODplanning > West LRT or call the City planner at 268-5520. This exercise is of interest to any community with an LRT station or an area likely to be the subject of TOD/densification planning in the future. For information on another TOD planning process, this one run by Calgary Transit, go to www.calgarytransit.com > Heritage Station Redevelopment.

Luncheon—Smart Growth, Sustainable Cities: Barriers and Ways Forward

“Development is still automobile-focused facilitating sprawl while discouraging and often precluding compact, mixed-use, pedestrian and transit-oriented development. *How did we get into this fix and how do we get out of it?* Come hear leading researchers in the field discuss solutions in Policy and Regulatory Reform, Public Participation, Reward Innovation and other areas.” Luncheon **Wed. March 21**, at Fort Calgary, sponsored by the Alberta Association of the Canadian Institute of Planners. \$20 AACIP members, \$25 non-members, \$15 students. For details contact the FCC Planner.