

PLANNING update

August 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, guidance, training and networking opportunities.

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



New format coming in September

This is the last 'Planning Update' you will receive in this format. Starting in September, the Planning Update will be part of a new monthly newsletter produced by the Federation of Calgary Communities in paper and email formats. For those of you who get the Planning Update via email, the newsletter will be sent via email and accessed through a web link. Those of you who currently receive the FCC News in paper form will continue to receive the newsletter in the mail as well.

Improving the planning process: Development notification best practices study surveys 14 cities

Community associations know how important consultation is in the development process. City, Industry and FCC partners continue to study how communication such as notice posting can be improved. Consultants working on this project recently completed a draft report, "Best Practices Public Communication in the Development Process", which looks at how 14 municipalities in Canada, the US, UK and Australia notify the public about development. If you would like a copy contact the FCC Planner. Comments are welcome. Using this report as one input, the study partners will be working on recommendations for improving development notification practices, including in the new land use bylaw. The end result will hopefully be improved planning processes for everyone, including community association planning reps. The work will continue over the next few months.

Special care and housing consultation to continue

City Council recently approved interim planning principles to guide the siting, design and neighbourhood interface of special care facilities (including treatment and custodial facilities, etc.) and non-market housing. These will be in place pending the outcome of the an expanded study scheduled to be completed early

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in the New Year. This study will be considering changes to the planning process related to such facilities, planning principles, land use bylaw changes, and other means of achieving neighbourhood interface. There will be community consultation in October-November. If you want more information or a copy of the interim guidelines, contact the FCC planner.

Land Use Bylaw news

On July 23 City Council gave final reading to the new land use bylaw, 1P2007, with some changes. For example, newly completed communities on the NW edge of town (Rocky Ridge/Royal Oak, Tuscany and Valley Ridge) will now be included in the 'Developed Area' of the City, as the FCC had recommended. There are expected to be several further amendments to the Bylaw before it's effective date in June 2008, including changes to 'Notice Posting,' which the FCC has advocated. Some changes around special care facilities and like uses may also be proposed before next June. See page one of this Planning Update for more information on the progress of items. Now that the new bylaw has passed third (final) reading, changes will require another public hearing.

Council members also considered whether 'contextual guidelines' for permitted-use houses and additions in Developed Areas would adequately respect community conditions, character, or ARP guidelines. Some community associations and the FCC have raised this concern. Council passed a motion requiring the City to analyze the situation after a year of operation under the new rules.

Due to the time it takes for transition to the new bylaw, the old Land Use Bylaw 2P80 will remain in effect until June 2008. But because it takes several months for applications to get through the system, the City will begin accepting some applications based on the new bylaw 1P2007 several months prior to this, on a phased-in basis. So during the transition communities may be considering some circulations based on 1P2007, while others will still be based on 2P80. City has promised some tools and information to help circulation referees, including communities, deal with the transition. Expect to hear more about this. Also, we usually have a Partners In Planning course every year on the land use bylaw. With the brand new bylaw, a lot of community reps are going to need training and re-training. We will let you know as soon as we can about the training available to communities.

'Code of practice' proposed to mitigate construction impact on communities

Have the construction blues? The City will be consulting this fall on a "developer/contractor code of practice" to help mitigate the negative impact on communities of construction sites. Kudos to the Cliff Bungalow-Mission Community Association members who worked to initiate this. It is now proposed that the Code be applied to all communities. If you would like a copy of the very detailed draft proposal or would like to comment, contact the FCC planner at planning@calgarycommunities.com.



The most recent Community Heritage Roundtable was featured in the July 12 issue of the Real Estate News. You can find it online at www.cren.ca/content_browse. For information on the Heritage Roundtable, or the evolving Environment Roundtable, contact the FCC Planner. Both groups will be starting up again after Labour Day.