

PLANNING update

November 2006

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:

Heather Galbraith	Bob Lang
Martina Jileckova	Rob Taylor
Heather Jablonski	Bill Scott
Neil Hughes	Bob Lyon
Jaime Hansen	Lisa Kahn
Liz Austrom	Qian Zuo
Marc D'Hont	Melissa Bain
Bob van Wegen	Jeff Loomis



PIP Transportation Planning course November 25

Transportation Planning is a popular elective course of the Partners In Planning (PIP) program. Learn about Calgary's traffic calming policy (including recent updates), criteria for getting a traffic study in your area, and tools and self-help initiatives that you can use to address traffic concerns in your neighbourhood. PIP courses are free but you must register. Call 244-4111 or e-mail registration@calgarycommunities.com by November 21. A faxable registration form was enclosed in this mailing. **When and where:** Saturday, November 25, 9:00 to noon (sign-in at 8:30) at the Kingsland Community Hall 505 – 78th Ave S.W.

Congratulations to the 29 PIP graduates for 2006!

Celebrate World Town Planning Day

World Town Planning Day is marked in 30 countries to promote better understanding and awareness of planning issues. The local chapter of the Canadian Institute of Planners is holding a lunchtime session to celebrate 'Planning's Proudest Moments' of 2005-06. This is a great opportunity for community planning representatives to network with planners from government and industry. **When and where:** November 8, 11:30 a.m. – 1:00 p.m. at Fort Calgary, 750 – 9th Avenue SE. Please RSVP to gail.sokolan@calgary.ca a.s.a.p.

Southwest Ring Road info sessions

The Province is hosting information sessions on the proposed first stage of the Southwest Calgary Ring Road. Representatives from the Province, Tsuu T'ina Nation, The City of Calgary, and TransTech Engineering will be available to discuss the displays and answer questions. For more information, visit www.swcrr.ca. **When and where:** Wednesday, November 8, 2-8 p.m. and Thursday, November 9, 5-8 p.m., at North Glenmore Park Community Association, 2231 Longridge Drive SW.

NE Industrial Area Structure Plan

Northeast communities in particular will be interested in the open house for the NE Industrial Area Structure Plan, for the area NE of the airport. It includes a regional athletic park site and commercial shopping areas in addition to industrial/office uses. **When and Where:** Public open house on Thursday, November 16 at the YMCA / Bishop McNally High School, 5700 Falconridge Blvd. NE. Open house 5 to 8 p.m., presentation at 7 p.m.



FEDERATION OF CALGARY COMMUNITIES

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Centre City Plan unveiled

The City has unveiled the Draft Centre City Plan at www.calgary.ca/centrecity. The plan deals primarily with the downtown and Beltline areas but should be of general interest to all Calgarians. **Where and When:** Open houses are in the Municipal Building Atrium on Thursday November 23 from 11-2 and 5-8, and on Saturday November 25 from 10-3.

Land Use Bylaw news

The City of Calgary Land Use Bylaw Team held special sessions for community planning representatives on October 17 and November 1. The Land Use Bylaw (LUB) has been in the works for several years and it is expected to go to Council in February or March 2007, and to be implemented in early 2008. It is important that communities know what is proposed so that you can make comments that will improve the bylaw, and be prepared for the changes. Some highlights include:

- The City is divided into Developed and Developing Areas. The former includes most of the built-out residential area of the city. New areas that are under development are listed in the Developing Area. Note that the Developing Area includes some community districts with long-standing neighbourhoods like Tuscany and McKenzie Towne to name two.
- In the Developing Area there are 'contextual rules' to encourage new residential buildings that are similar to existing development. Single detached houses that meet the contextual rules (a formula based on the height, setback and depth of the closest two neighbours) would be 'permitted' without a DP or circulation. Houses that don't meet the rules, and housing forms other than single detached dwellings, would require a DP. This is similar in concept to the low density or 'modest' rules in the inner city Established Communities, but the new rules would apply to most of the City.
- Contextual rules also apply in multi-family districts in the Developed Areas. They require buildings to 'taper down' when there is lower existing development next door, for example, and also help determine the front setback.
- In the Developing Areas there are no contextual rules and some rules are different than in the Developed Areas. For example, maximum house height in the new R-1 (successor to the old RM-1) is 11 or 12 metres in the Developing Area, depending on the lot width, as a permitted use. In the Developed Area height is between 8.6 and 10 meters, depending on the context and whether it meets contextual rules (permitted) or exceeds them (discretionary).
- Secondary suites are discretionary in R-2 and RC-2 (the old RM-2), and require a DP with circulation for comment. Everywhere else secondary suites would require City Council to add them as a discretionary use through individual land use redesignation at a public hearing. This would be followed by a DP process with a circulation for comment.
- There are variety of new commercial, industrial and 'special purpose' districts that match different built forms, needs and local conditions. Review the non-residential zones apply in your community.
- Notice Posting for development permits is now going to be *optional* in all cases, and only for a limited list of developments. The existing bylaw *requires* notice posting also for a limited list, but many more things have been posted in actual practice. The result of the new rules is likely to be much less notice posting. As notice posting is the primary way the public is notified of development proposals this is a matter of particular concern to the FCC Urban Planning Committee, as are other gaps in the bylaw in terms of planning process.

The FCC Urban Planning Committee would like to know what you think about the proposed new Land Use Bylaw.

Your community should take a look at the new land use maps and the rules that apply in your area. The Land Use Bylaw Team asks that you contact them by **November 15** if you have specific concerns or questions on the new land use designation proposed for any specific parcel, as it will help them put together the new maps. Old zones are to be replaced by new zones that are comparable. See if anything in your community has been overlooked. More broadly, issues that have been raised so far include the relationship between the rules and community character (as expressed in ARPs and ASPs, or related to heritage issues for example), the Developed Area-Developing Area boundary, questions about how the rules will be interpreted by the planners and what be circulated for public comment, and notice posting. More info is at:

- www.calgarycommunities.com/FCCServices/fcc_communityplanning.php
- www.calgary.ca/landusebylaw

For questions and comments, contact the Land Use Bylaw Team at 311, fax 537-3024, and email landusebylawreview@calgary.ca. Contact info for the FCC is at the bottom of the first page of the Planning Update.