

# PLANNING update

December 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. Ho ho ho!

### ***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 Core Course on SDAB — January 27, 2007**

The next course in the Partners In Planning (PIP) certificate program is about the **Subdivision and Development Appeal Board (SDAB)** and the appeal process. It will demonstrate the technology and support available for making presentations, illustrate relevant planning information that the SDAB would consider, and suggest ways to effectively present your community's concerns. The course is at City Hall in the Engineering Traditions Committee Room where hearings are actually held. A great learning opportunity and the most fun you will ever have in front of SDAB ☺. A light lunch will be provided on site. The course is free but participants must register by January 23. Register early to ensure your place. Phone 244-4111 or email [registration@calgarycommunities.com](mailto:registration@calgarycommunities.com). A hardcopy registration form is in this mailing, and can be found at the **FCC website > FCC Services > Workshops**.

Some of the 2006 PIP graduates at McDougall Centre earlier this fall.

The January SDAB course is a core course and requirement to complete the PIP certificate.



## **Traffic Calming Policy updated**

One of the things learned at the recent PIP Transportation course was that the City's Traffic Calming Policy was updated in October. This informative document is a good introduction to dealing with traffic issues. There is a PDF at [www.calgary.ca/Transportation](http://www.calgary.ca/Transportation) > **Planning > Community Transportation**. There is also an interactive CD called *Community Traffic Issues—Approaches and Solutions*. To get a CD or a hardcopy of the policy document contact Community Transportation at 311 or email [traffic.calming@calgary.ca](mailto:traffic.calming@calgary.ca). In other news, the City Council recently approved a pilot project to review the protocol for playground and school speed zones based on new provincial and federal guidelines. We'll keep you posted on this development.



### **FEDERATION OF CALGARY COMMUNITIES**

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## **FCC seeks to improve the planning process through the Land Use Bylaw Review**

The Land Use Bylaw Review Team continues to work on the second draft of the proposed Land Use Bylaw (LUB). The team is still interested in receiving feedback. The proposed bylaw will go to a public hearing of City Council, possibly in February or March, for implementation in 2008. In reviewing the Draft LUB, it was apparent to the FCC that the process-related sections on Interpretation and Administration of the Bylaw, which were not part of the consultation and review process, are in need of improvement from a community involvement point of view. The following points are adapted from the FCC letter to the City regarding the first draft of the proposed bylaw. The full letter (which I recommend you read) will be posted on the FCC website: [www.calgarycommunities.com/FCCServices/fcc\\_communityplanning.php](http://www.calgarycommunities.com/FCCServices/fcc_communityplanning.php)

**The principle of community consultation.** The LUB must acknowledge that community and public involvement and consultation is a vital part of the approval process. The new LUB should specify that public input is to be considered in the development approval process for discretionary applications prior to reports being made to a development authority (i.e. not just at public hearing or appeal stages).

**Better information and circulation.** Applications and decisions should be posted on a public website and be made available for inspection at City Hall and at public libraries or other offices in the area affected by the application. They must also be circulated to the relevant Community Associations in a timely manner to facilitate comment. Wherever development application information is displayed the public should also be advised to contact their community association if they want to provide input to the community association response. (Consideration should also be given to newspaper advertising of applications during the circulation process to better facilitate public input.)

**Better Notice Posting.** The City has concerns about 'inconsistent' notice posting and the first draft of the proposed LUB would have reduced notice posting in practice. The FCC proposes that *all* discretionary DP and land use applications be notice posted, and that signage be more substantial and durable. Durable signage should be on the site longer (from time of application to final approval), and be modified as required to indicate comment deadlines, public hearing dates, etc.

**Pre-Application Consultation.** The City often advises applicants to consult the community early in the process. Mandatory pre-application consultation with the community should be written into the bylaw - for example as a requirement to supply evidence of consultation when making a formal application.

**Role of Community Plans.** The Land Use Bylaw and policy plans such as Area Redevelopment Plans (ARPs) and Area Structure Plans (ASPs) should be read together to achieve good planning decisions. The new LUB should state that policy plans such as ARPs and ASPs are to be considered in conjunction with the LUB when making decisions.

**Heritage and Community Character.** Aspects of the Draft LUB could result in the redevelopment of a heritage house site (for example) without a development permit process. The FCC recommendation is that a DP process be required for sites that are on the heritage inventory, adjacent to a site on the inventory, or in a heritage district.

**Developed Area boundary.** The Draft LUB has 'contextual' rules that reassure communities in the 'Developed Area' of the city that redevelopment will be consistent with the established pattern, or will be subject to an approval process requiring consultation. In the newer 'Developing Area', aspects of the Draft LUB that differ from the existing bylaw 2P80 means that development may be different in some ways from what was previously expected. Some sections of the Developing Area are long-established, including much of Tuscany and MacKenzie Towne to name two examples. The City should consider expanding the Developed Area boundary and its contextual rules to include those areas of community districts that will be substantially completed under the old bylaw (for example, as of January 2008).

**What are your community's comments on the LUB? If you have comments please send them to [planning@calgarycommunities.com](mailto:planning@calgarycommunities.com) or call me at 244-4111 ext. 203. More information is here:**

- [www.calgarycommunities.com/FCCServices/fcc\\_communityplanning.php](http://www.calgarycommunities.com/FCCServices/fcc_communityplanning.php)
- [www.calgary.ca/landusebylaw](http://www.calgary.ca/landusebylaw)

e-version is at [http://www.calgarycommunities.com/FCCServices/fcc\\_communityplanning.php](http://www.calgarycommunities.com/FCCServices/fcc_communityplanning.php) > Dec. 2006