

Calgary



# Improving Communications to Citizens about Land Use and Development Plans

Public Hearing of Council  
PUD2017-1140  
2018 March 19

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER

MAR 19 2018

ITEM: 8.2.22 PUD2017-1140  
*Distribution*  
CITY CLERK'S DEPARTMENT



## **Amendment Required to Proposed Bylaw 17P2018 (Attachment 1)**

### **Current wording:**

2. This Bylaw comes into force on 2018 March 01.

### **Amendment required prior to second reading:**

2. This Bylaw comes into force on the date it is passed.



## Purpose of report

- To bring forward minor technical amendments to the Land Use Bylaw that would:
  - Enable Administration to require a large format notice for some Development Permit applications
  - Encourage citizens to comment on applications by amending the wording on the notices



## Land Use Bylaw Amendments

- Development Authority must ensure notices are posted
  - Facilitates large format notice posting by customers
- Wording changes: 'objection' to 'comment'
  - Encourages those in support of an application to comment
- New section establishing notice posting standards
  - Develops a large format notice posting process

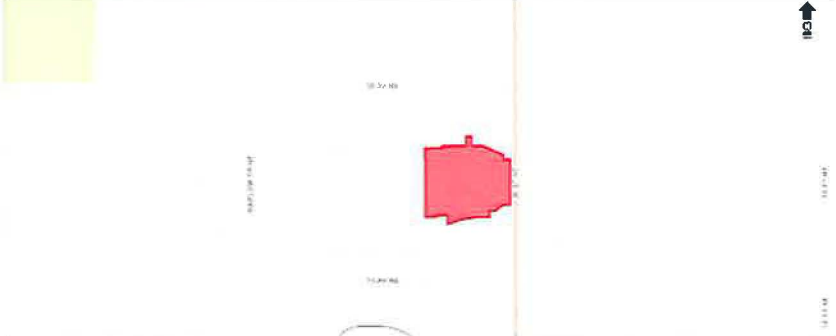


## Development Permit small format notices (2'x3')

- Posted by The City

Calgary 

### PROPOSED DEVELOPMENT



Submit comments to The City of Calgary at [calgary.ca/development](http://calgary.ca/development) by **December 20, 2017**. When submitting comments please include: your full name, address and the reasons that support your position.

**Applicant's proposal (File: DP2017-3950)**  
This application requests approval of a development permit at 633 3 AV SW. The application is for:

- New: Apartment Building (227 units), Office, Retail Store

This application is subject to the Land Use Bylaw.

**Learn more or comment:**  
[calgary.ca/development](http://calgary.ca/development)  
or **403.268.5311**

SAMPLE



## Development Permit – large format notices (4'x8')

- Customers will print and post
  - Requires an amendment to the Land Use Bylaw



**Learn more or comment:**  
[calgary.ca/development](http://calgary.ca/development)  
 or 403.268.5311

**Applicant's Proposal (File: DP2017-3964)**  
 This application requests approval of a development permit at 633 3 AV SW. This application is for:

- New: Apartment Building (227 units), Office, Retail Store

test test test  
 This application is subject to the rules of the Land Use Bylaw.

SAMPLE

### PROPOSED DEVELOPMENT



Submit comments to The City of Calgary at [calgary.ca/development](http://calgary.ca/development) by **December 29, 2017**.  
 When submitting comments please include: your full name, address and the reasons that support your position.



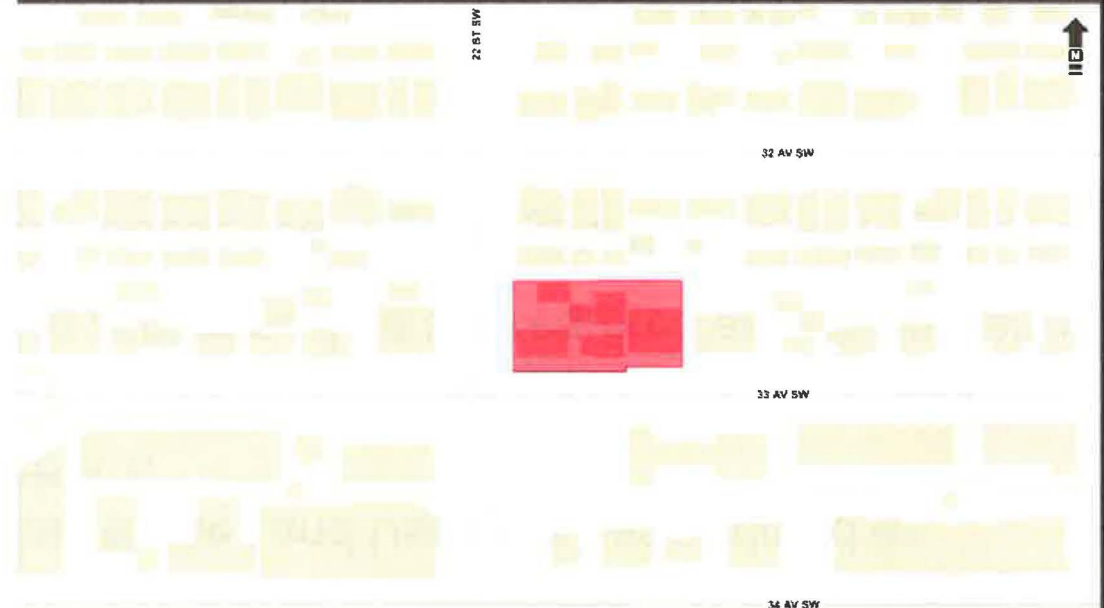
# PROPOSED REDESIGNATION

Learn more or comment:  
[calgary.ca/development](http://calgary.ca/development)  
 or 403.268.5311

**Applicant's Proposal (LOC2017-0391)**

To change the land use designation (rezoning) of multiple properties (see map) to allow for:

- A mixed-use development up to 22 metres in height (about six storeys). The proposed use is MU-2 (Mixed-Use - Active Frontage), which allows for multi-residential and commercial uses. A development permit application (DP2018-0091) has also been submitted, which will review the proposed building design and details such as parking, landscaping and site access.



Submit comments to The City of Calgary at [calgary.ca/development](http://calgary.ca/development)



## Recommendation

That with respect to Report PUD2017-1140:

That the Standing Policy Committee on Planning and Urban Development:

1. Direct Administration to:
  - a. Prepare an amending bylaw to the Land Use Bylaw as outlined as proposed text in Attachment 1;
  - b. Forward the Report and proposed Bylaw directly to a Public Hearing of Council in 2018 February to accommodate the required advertising; and
2. Recommend that Council hold a public hearing and give three readings to the proposed Land Use Bylaw Amendment

Moved by Councillor Davison

*That Administration 1 contained in report PUD2017-1140 be amended by adding a new subsection c. as follows:*

*c. To revise advertising notifications to the public to be more visual, engaging and to use plain language, while maintaining The City of Calgary brand, and to return to Council, through the SPC on Planning and Urban Development, no later than 2018 Q2.*