

Application Timeline

DATE	APPLICATION MILESTONE
April 14, 2016	Application submitted.
April 26, 2016	ITR issued, City initiated hold complex application.
May 12, 2016	Meeting with applicant to discuss ITR and options for moving forward.
May 25, 2016	Amended ITR sent to applicant with three options for moving forward.
June 6, 2016	Response to ITR received, Applicant elected to move forward with option (C) as outlined in the ITR: (A) Request Cancellation of the application at this time and wait for the outcome of the City initiated Local Area Planning/ Greenline LRT Planning policy work. Any applicable fee refund will be determined at the time of cancellation. If this option is selected, an approximate 90% application fee refund may be provided at this time as a full review has not commenced. (B) Pursue the comprehensive review of the application, as proposed, with a potential recommendation of refusal if the application does not adequately address the key considerations and technical development review issues identified above and further comments resulting from a full evaluation. If this option is pursued, only an approximate 10% application fee refund may be obtained if the proposal is cancelled and abandoned at a later time, prior to Calgary Planning Commission. (C) Pursue the application acknowledging the City led planning process currently underway. The application would be brought to CPC and Council after the current local area planning/ Green Line LRT policy work, and Administration will work with the Applicant to ensure the application is aligned with the proposed policy. As part of Option (C) Administration recommends: • Application specific community engagement to clarify relationship of this application to the Green Line planning process. Administration is happy to work with you on this. Applicants for similar applications have entered into a Memorandum of Understanding outlining the community engagement plan and expectations from both the City and the applicant. An example memorandum is attached for your reference. • Amending the applicant submission to focus more on the high level aspirations for the application rather than the specific planning mechanisms. A higher level submission will avoid creating expectations with the adjacent neighbours and community association that may or may not be met as the application moves through the review process. An example applicant submission is attached for your reference.
August 26, 2016	DTR 1 sent to applicant.
October 18, 2016	Response to DTR 1 received.

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October 31, 2016	Meeting with applicant to discuss DTR 1 and options for moving forward.
December 7, 2016	DTR 2 sent to applicant.
January 19, 2017	Meeting with applicant to discuss DTR 2 and options for moving forward.
March 15, 2017	Direction from Community Planning and Calgary Growth Strategies management to work with the applicant to find a mechanism to balance increased intensity with provision of community benefit in alignment with ARP discussions.
March 22, 2017	Meeting with Community Planning – South Manager, File Manager and applicant to discuss finding a mechanism to balance increased intensity with provision of community benefit.
April 12, 2017	Request from applicant to amend application site to include 2 additional parcels.
April 28, 2017	Decision that use of a Direct Control District most appropriate tool to incorporate a mechanism to balance increased intensity with provision of community.
May 4, 2017	First draft of Direct Control District with a mechanism to balance increased intensity with provision of community sent to applicant for feedback and input.
June 6, 2017	Request from applicant to delay CPC date to allow more time to discuss Direct Control District.
October 11, 2017	Email to applicant requesting update.
November 9, 2017	Confirmation received from applicant that landowners would like to move forward with application, but no details on which of the three options is preferred.
December 8, 2017	Meeting with applicant to discuss how landowners would like to move forward.
February 7, 2018	Submission of new Direct Control District with no mechanism to balance increased intensity with provision of community benefit submitted by applicant.
February 16, 2018	Administration comments on Applicant Direct Control District sent to applicant.

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February - May 2018	Refining of Applicant Direct Control District by applicant and Administration
July 5, 2018	Request to delay CPC by applicant.
August 10, 2018	Communication from applicant that application maybe cancelled.
August 16, 2018	Response provided to applicant with options for moving forward, final decision on preferred option requested by September 10, 2018: 1. Amended application to incorporate a mechanism to balance increased intensity with some provision of community benefit, or amend application to a reduced site with a concurrent DP; 2. Put application on hold or cancel application until ARP is finalized; or, 3. Move forward with a Direct Control District without a mechanism to balance increased intensity with some provision of community benefit and a recommendation of refusal from Administration.
September 18, 2018	No response received, October 17, 2018 deadline provided to applicant to confirm preferred option for moving forward to complete application before end of 2018.
November 20, 2018	Request for confirmation from applicant on preferred option for moving forward and suggestion that application be put on a Customized Timeline.
December 19, 2018	Confirmation from applicant that preferred option is to move forward with a recommendation for refusal and proposed Applicant Direct Control District with no mechanism to balance increased intensity with provision of community benefit. Administration communicated that updated letters of authorization from new landowners, confirmation of which parcels will participate in application, and updated Applicant Submission required prior to CPC.
February 21, 2019	Updated application site submitted by applicant.
April 4, 2019	Updated letters of authorization submitted by Applicant, application added to June 6 agenda in conversation with Applicant.
May 1, 2019	Inquiry from applicant about increasing maximum density in proposed Direct Control District from 148-178 uph.
May 21, 2019	Update from applicant that one landowner may no longer be interested in participating in application, confirmation of request to change maximum density to 155 uph in proposed Direct Control District, and request to delay CPC to June 20.

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June 3, 2019	Application removed from June 20 CPC due to lack of response from applicant to confirm which parcels will participate in the application.
June 6, 2019	Confirmation that one landowner will participate in application. Application added to July 18, 2019 CPC agenda.
July 10, 2019	Application pulled from July 18, 2019 CPC agenda by Community Planning Management. Moved to September 5, 2019 CPC agenda to provide time to improve CPC report and more clearly reflect where Administration and the applicant agree and where they differ.
August 23, 2019	Request from applicant to delay CPC in order to adjust DC District to include Contextual Single Detached Dwelling as a permitted use and pursue having an additional landowner join the application.
October 24, 2019	Update from applicant that additional landowner is not interested in joining the application and confirmation to move forward to CPC. Application added to November 21, 2019 CPC agenda.