

Previous Reports and Associated Changes/Amendments

The table below provides a chronology of the monitoring program for Contextual Dwellings and associated amendments.

Purpose of Report	Council Dates	Recommendations and Major Changes	Council Direction
2016			
Deferral request for Contextual monitoring	PUD2016-0948 December 7, 2016 (December 19, 2016 Council) Approval of deferral	None	• Defer report until no later than 2017 April.
2015			
Water Resources - Supplemental Report on Geodetic Elevations	June 29 PUD2015-0081 Lot Drainage Update	<ul style="list-style-type: none"> • Noted that the work is ongoing. • Anticipated guidelines by Q4 2015, and bylaw revisions by Q4 2016. 	• Ongoing investigations to conclude Q4 of 2016.
Combined Monitoring Report on Contextual Dwellings	June 29 PUD2014-0437 Monitoring Report on Contextual Dwellings	<ul style="list-style-type: none"> • Recommended that Administration draft changes related to corner parcel heights, tree calliper, front facade articulation, below grade entrances and accessing stairwells, and the size of accessory buildings on un-subdivided parcels. • Recommended continued monitoring. • Noted Contextual Semi-detached Dwellings were about 54 per cent of all semi-detached development permits. • Noted Contextual Single Detached Dwellings were about 40 per cent of all single detached development permits. • When considered as a whole, Contextual Dwellings were about 47 per cent of development permits. 	<ul style="list-style-type: none"> • Administration to draft the changes as presented. • Administration to monitor and report back in 18 months.
Amendments to Contextual Dwellings	Dec 8 CPC2015-217 Miscellaneous – Amendments to Land Use Bylaw 1P2007 (City Wide) Bylaw 45P2015	<ul style="list-style-type: none"> • Proposed amendments in Bylaw 45P2015 regarding corner parcel heights, tree calliper, front facade articulation, removal of restrictions for below grade entrances and accessing stairwells, and size of accessory buildings on un-subdivided parcels. 	• Amending Bylaw 45P2015 approved.
2014			
Water Resources - Supplemental Report on Geodetic	March 31 PUD2014-0252 Requirements for	<ul style="list-style-type: none"> • Request for deferral. • Proposed a progress report for October 31, 2014. 	• Approved deferral request with progress report to be delivered no later than October 31, 2014.

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Elevations	Geodetic Elevations Prior to Stripping, Grading and Redevelopment – Deferral Request		
	Oct 31 PUD2014-0778 Requirements for Geodetic Elevation Prior to Stripping, Grading and Redevelopment	<ul style="list-style-type: none"> • Recommended receiving the report for information. • Noted that recording geodetic elevations will not solve drainage issues. 	<ul style="list-style-type: none"> • Administration to report back no later than Q2 2015.
2013			
First Monitoring Report on Contextual Semi-detached Dwellings	Feb 13 PUD2013-0030 Monitoring Report on Contextual Semi-detached Dwellings for Information	<ul style="list-style-type: none"> • Recommended a combined report for Contextual Single and Semi-detached Dwellings. • Proposed “A Guide to Contextual Dwellings.” • Noted stakeholder concerns with construction (noise, dust, damages) and application process. • Noted that additional training/education needed to ensure complete applications. • 48 per cent of Semi-detached Dwelling applications were Contextual in the Developed Area. 	<ul style="list-style-type: none"> • Administration to compile a matrix of current community responses. • Administration to comment on several additional topics (drainage and lot grading issues, large lot size, landscaping and infill boundaries).
	April 10 PUD2013-0250 Supplementary Information Regarding Monitoring Report on Contextual Semi-detached Dwellings		<ul style="list-style-type: none"> • Tabled until May 15, 2013.
	May 15 PUD2013-0250 Supplementary Information Regarding Monitoring Report on Contextual Semi-detached	<ul style="list-style-type: none"> • Recommended including additional communities in the “Low Density Residential Housing Guidelines for Established Communities (Residential Infill Guidelines)”. • Information provided on drainage and lot grading issues, large lots and landscaping as per Council direction. 	<ul style="list-style-type: none"> • Administration to address public tree retention, large lots, flood areas and environmentally sensitive areas, and solutions for drainage.

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	Dwellings Sept 16 PUD2013-0629 Monitoring Report on Contextual Semi-detached Dwellings Supplementary Report	<ul style="list-style-type: none"> Recommended further monitoring, but that appropriate business units handle specific concerns not related to the Land Use Bylaw. Provided additional information requested by Council on drainage, landscaping, flood and environmentally sensitive areas, large parcels, and public tree retention, and suggested that future investigations be directed towards other business units as appropriate. 	<ul style="list-style-type: none"> Administration to address concerns on geodetic elevations (ensure accurate measurements and maintenance) Agreement to redirect certain issues to the related business units. Complete combined report on Contextual Dwellings (singles and semis) by end of Q2 2015.
2011			
Creation of Contextual Semi-detached Dwellings Continues	April 11 LPT2011-17 (CPC2010-133) Textual Amendments to the Land Use Bylaw 1P2007 Bylaw 37P310 LPT2011-18 Supplementary Consultation Regarding Textual Amendments to Land Use Bylaw 1P2007 to Accommodate a Contextual Semi-detached Dwelling	<ul style="list-style-type: none"> Added additional public consultation information for Council review. 	<ul style="list-style-type: none"> Tabled until June 13, 2011 to complete proposed textual amendments to address Contextual Semi-detached Dwellings.
	June 13 E2011-07 Textual Amendments to Land Use Bylaw 1P2007 to Accommodate A Contextual Semi-detached Dwelling	<ul style="list-style-type: none"> Proposed Bylaw 27P2011 to add Contextual Semi-detached Dwelling rules. Recommended ongoing monitoring. Added requirement for private trees in the Contextual rules. 	<ul style="list-style-type: none"> Bylaw 27P2011 approved. Administration to monitor for one year period.
Second	Sept 12	<ul style="list-style-type: none"> Recommended no bylaw amendments 	<ul style="list-style-type: none"> Administration to

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Monitoring Report on Contextual Single Detached Dwellings	CPC2011-094 Monitoring Report on Contextual Single Detached Dwellings Information Only	and continued monitoring in two year intervals. <ul style="list-style-type: none"> Highlighted the challenges of competing interests. Highlighted stakeholder concerns about understanding the Contextual rules and processes. While 38 per cent of Single Detached Dwellings were Contextual, some approved discretionary dwellings fit the contextual rules, and would have resulted in 50 per cent of dwellings being approved as Contextual. 	conduct further consultation with the Mayor and Council and to return with an updated report on October 3, 2011.
	Oct 3 E2011-14 Supplementary Information regarding CPC2011-094, Monitoring of the Contextual Single Detached Dwelling	<ul style="list-style-type: none"> Additional information presented to address Council concerns about stakeholder engagement and Development Permit revision processes. 	<ul style="list-style-type: none"> Administration to continue ongoing monitoring in two year intervals.
2010			
First Monitoring Report on Contextual Single Detached Dwellings	Feb 8 CPC2010-027 Amendments to the Land Use Bylaw 1P2007 (City Wide) Bylaw 3P2010	<ul style="list-style-type: none"> Recommended rule amendments for height, setbacks, parcel width, façade articulation, porches and balconies (3P2010). Noted concerns over development permit notifications, comments, decisions and private caveats. Fewer than 10 per cent of all development permits for low density development were being captured in the permitted use envelope. 	<ul style="list-style-type: none"> Bylaw 3P2010 approved. Administration to monitor for 1 year period and report back to Council.
Creation of Contextual Semi-detached Dwellings	July 19 LPT2010-26 Independent Review of the Land Use Bylaw and Related Processes	<ul style="list-style-type: none"> Recommended including Semi-detached Dwellings within Contextual rules. 	<ul style="list-style-type: none"> Administration to amend the Bylaw to include contextual design standards for Semi-detached Dwellings. Administration to report in Q4 2010.
	Dec 6 CPC2010-133 Textual Amendments to Land Use Bylaw	<ul style="list-style-type: none"> Proposed Contextual Semi-detached Dwellings under Bylaw 3P2010. Some issues raised by stakeholders were beyond the scope of the Land Use Bylaw (inspections, Alberta Building Code, grades, etc). Noted 38 per cent of existing Semi- 	<ul style="list-style-type: none"> Administration to conduct more public consultation. Administration to report no later than 2011 April.

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	1P2007 to Accommodate a Contextual Semi-detached Dwelling	detached Dwellings would fall under Contextual rules, and anticipated higher uptake after rules are introduced.	
2007			
Textual amendments to Proposed Land Use Bylaw 1P2007	Jul 23 E2007-16 Proposed Amendments to Proposed bylaw 1P2007 Requested by Administration	<ul style="list-style-type: none"> Proposed a number of amendments to 1P2007 prior to adoption of the bylaw. 	Direct Administration to monitor for a one year period the effectiveness of the proposed changes to the contextual rules and examine the level of permitted use development and report back to Council.