

Application Timeline Overview

The following is an overview of the application timeline for the Land Use Amendment in Alpine Park (Ward 13) at 5315 - 146 Avenue SW, LOC2017-0378, CPC2020-0786, from its submission date to the date it was recommended to Calgary Planning Commission for decision.

Application Stage	Dates	City Time	Applicant Time	Comments
Initial Team Review	Application deemed complete on Dec. 19/ 2017			<ul style="list-style-type: none"> Application was submitted prior to the completion of the transportation modelling for the regional road network.
Detailed Team Review -1 (DTR-1)	DTR-1 issued Feb 22, 2018	65 days		<ul style="list-style-type: none"> The 65 days of City review time was agreed to with Applicant and was to incorporate the time needed to complete the transportation modelling. Transportation generalist changed on the application.
	Applicant submission received July 30, 2018 (due April 24, 2018)		158 days (98 days past due date)	<ul style="list-style-type: none"> Applicant responded on July 30/ 2018, which is 158 days from DTR-1 issuance. This was 98 days past the 60 days typical turn around. Development Engineering generalist changed on the application.
Growth Management Overlay was removed for Providence on July 30 2018				
Detailed Team Review -2 (DTR-2)	DTR-2 issued Sept 20/18 (due Aug. 29)	52 days (22 days past due date)		<ul style="list-style-type: none"> The City took 52 days to issue DTR-2 which is 22 days later than the due date of Aug 29.
	Applicant submission received Nov 27, 2018 (due Nov 20, 2018)		68 days (8 days past due date)	<ul style="list-style-type: none"> Applicant responded on Nov 27/18, which is 68 days from DTR-2 issuance. This is 8 days past the 60 days typical turn around.
Area Structure Plan was struck down in February 2019				
Detailed Team Review -3 (DTR-3)	DTR-3 issued Feb 13, 2019 (due Dec 13, 2018)	78 days (62 days past due date)		<ul style="list-style-type: none"> City took 78 days to issue DTR-3 which is 62 days later than the due date of Dec 13, 2018. Parks required to go to Site Planning Team twice and then the Joint Use Coordinating Committee to decide on accepting a utility right-of-way as Municipal Reserve credit Key items not completed by applicant included: <ul style="list-style-type: none"> Master Drainage Plan, Staged Master Drainage Plan, Hydrology Report, outreach with Tsuut'ina regarding water

				drainage, TIA updates, and agreed to customized road cross sections
	Applicant submission received Sep. 30, 2019 (due April 14, 2019)		229 days (169 days past due date)	<ul style="list-style-type: none"> Applicant responded on Sep. 30, 2019, which is 229 days from DTR-3 issuance. This was 169 days past the 60 days typical turn around. Development Engineering generalist changed on the application. DTR-3 resubmission had significant changes to the plan that were neither requested by The City, nor identified ahead of time by applicant. <ul style="list-style-type: none"> Master Drainage Plan was still not approved. Staged Master Drainage Plan was still not complete. Agreement on customized cross sections was still not reached (proposed cross sections were still below standard resulting in sub-par public realm)
Detailed Team Review -4 (DTR-4)	DTR-4 issued Nov 7, 2019 (due Oct 21, 2019)	38 days (17 days past due date)		<ul style="list-style-type: none"> The City took 38 days to issue DTR-4 which is 17 days later than the due date of Oct. 21 2019. The significant changes to the plan resulted in a longer review period than typical and added to the need for another DTR. DTR-4 issuance involved notifying management.
	Master Drainage Plan was not complete until February 2020			
	Applicant submission received April 17, 2020		162 days (102 days past due date)	<ul style="list-style-type: none"> Applicant responded on April 17 2020, which is 162 days from DTR-4 issuance. This was 102 days past the 60 days typical turn around.
Area Structure Plan went to Public Hearing April 27, 2020				
Detailed Team Review -5 (DTR-5)	DTR-5 issued May 14, 2020 (due May 14, 2020)	27 days		<ul style="list-style-type: none"> The City issued DTR-5 on its due date. Review showed outstanding items remained which included: <ul style="list-style-type: none"> Staged Master Drainage Plan still not satisfactory/approved Agreement on customized road cross sections was still not reached. New information came to light that a portion of the stormwater pond was being classified as a dam by Alberta Environment and Parks.
	Applicant submission		46 days	<ul style="list-style-type: none"> Development Engineering generalist changed on the application.

	received June 29, 2020 (due July 13 2020)			
Area Structure Plan approved July 27, 2020				
Calgary Planning Commission (CPC)	City decision made July 20, 2020 (due July 14, 2020)	20 days (6 days past due date)		<ul style="list-style-type: none"> The City took 20 days to be able to recommend the application to Calgary Planning Commission which is 6 days later than the due date of July 14, 2020.
Total	961 days to CPC date	280 days	663 days	<ul style="list-style-type: none"> City time was 29.1% at 280 days Applicant time was 70% at 633 days