

MONITORING ON CONTEXTUAL SINGLE AND SEMI-DETACHED DWELLINGS - DEFERRAL REPORT

EXECUTIVE SUMMARY

This report requests a deferral to Administration's response to Council's direction from 2015 June to report back in 18 months with further recommended options regarding monitoring for Contextual Single and Semi-detached Dwellings, in order to accommodate additional consultation and engagement with key stakeholders and report back to the April 2016 Standing Policy Committee meeting on Planning and Urban Development.

ADMINISTRATION RECOMMENDATION(S)

That the Standing Policy Committee on Planning and Urban Development recommend that Council defer Administration's contextual single and semi-detached dwellings report to Council, through the Standing Policy Committee on Planning and Urban Development, until no later than 2017 April.

RECOMMENDATION OF THE SPC ON PLANNING AND URBAN DEVELOPMENT, DATED 2016 DECEMBER 07:

That the Administration Recommendation contained in Report PUD2016-0948 be approved.

PREVIOUS COUNCIL DIRECTION / POLICY

At its 2015 June 29 meeting, Council received Report PUD2015-0437 (Monitoring Report on Contextual Dwellings), and adopted the recommendation to:

1. Direct Administration to draft changes to the contextual rules in 1P2007 to address: the height of developments on corner parcels, the appropriate calliper requirement for trees, clarification of the requirement for front facade articulation, removal of the restriction for entrances below grade and accessing stairwells, and the size of Accessory Residential Buildings allowed on un-subdivided parcels.
2. Direct Administration to continue monitoring both Contextual Single and Semi-detached dwellings, consult widely with the public including planning committees and members of the industry, and report back in 18 months with further recommended options.

The response to recommendation 1 was provided at the 8 December 2015 Council meeting through Bylaw 45P2015 (CPC 2015-217, Miscellaneous Amendments to Land Use Bylaw 1P2007 (City Wide) Bylaw 45P2015).

BACKGROUND

Contextual Dwellings were introduced as a permitted use when Land Use Bylaw 1P2007 (LUB) was adopted by Council in 2007 to encourage infill development. Since that time, regular monitoring and reporting on the effectiveness of the rules for Contextual Dwellings has been ongoing. In 2015 June, Council directed Administration to continue monitoring Contextual Single and Semi-detached Dwellings, to consult widely with the public including community

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association planning committees and members of the development industry, and to report back with further recommended options.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Through 2016 Administration has undertaken consultation and engagement with key stakeholders as per Council's direction. Stakeholders included the general public, community associations and their planning committees, the Federation of Calgary Communities and the development and building industry.

A number of meetings with stakeholder representatives have provided an opportunity to understand the key issues, some of which go beyond the original scope of Contextual Dwelling monitoring. Based on this work, it is evident that further consultation with internal and external stakeholders is needed. Additional time to refine the approach, engage the stakeholders and cultivate the understanding needed to make the new approach a success is requested.

Initial conversations with key stakeholders indicate that they are willing and committed to continue working with Administration on this initiative. To conduct further consultation, and prepare a report that builds on the work already undertaken, Administration estimates an additional three months, approximately, would be needed.

Stakeholder Engagement, Research and Communication

Stakeholder consultation with communities, the building industry and residents took place in Q2 and Q3 of 2016. Additional time is needed in order to engage those stakeholders in the development of a more integrated approach to addressing their concerns.

Strategic Alignment

There is no impact of this deferral to strategic corporate objectives.

Social, Environmental, Economic (External)

No impact has been identified with respect to this deferral.

Financial Capacity

Current and Future Operating Budget:

There are no operating costs associated with this deferral. Any additional consultation costs will be absorbed within the current operating budget.

Current and Future Capital Budget:

There are no capital costs associated with this deferral.

Risk Assessment

This deferral will enable Administration to mitigate risk by providing sufficient time to fully understand the positions of key stakeholders. Administration will incorporate the views of the stakeholders into a new approach to monitoring and reporting.

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REASON(S) FOR RECOMMENDATION(S):

Administration will undertake additional necessary stakeholder consultation and will report back to the Standing Policy Committee on Planning & Urban Development no later than 2017 April.

ATTACHMENT(S)

None