

Calgary



Improving Communications to Citizens about Land Use and Development Plans

SPC on Planning and
Urban Development
PUD2017-1140
2017 December 13

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

DEC 13 2017

ITEM 74 PUD2017-1140
Admin Presentation
CITY CLERK'S DEPARTMENT

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



Development Permit small format notices (2'x3')

- Posted by The City

The logo for the City of Calgary, featuring the word "Calgary" in white on a red background, with the city's crest on a dark blue background to the right.

PROPOSED DEVELOPMENT

A map of a city block with a pink-shaded area indicating the proposed development site. The map includes street names and a north arrow.

Submit comments to The City of Calgary at 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
or **403.268.5311**

SAMPLE

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

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



Learn more or comment:
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

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

PROPOSED DEVELOPMENT



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

SAMPLE

Land Use Bylaw Amendments

- Development Authority must ensure notices are posted
 - Facilitates large format notice posting by applicants
- 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

Recommendation

That with respect to Report PUD2017-1140, the following be approved, after amendment:

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.