Calgary

Standing Policy Committee on Planning and Urban Development

2017 December 13

Infill Property Development Policy Improvements - Scoping Report

Previous Council Direction

2017 April

- Referral for a scoping report
- Determine if amendments are needed
- Report back by December 2017

11 Items for Review

1. Eave and peak height differentiation;
2. Massing;
3. Front porches;
4. Subterranean structures extending beyond above-grade footprints;
5. Hardscape coverage;
6. Green landscaping;
7. Tree retention in the Demolition Permit, Development Permit, and Building Permit stages;
8. Drainage;
9. Non-conforming/non-standard lots;
10. Materials; and
11. Vehicle loading and storage.

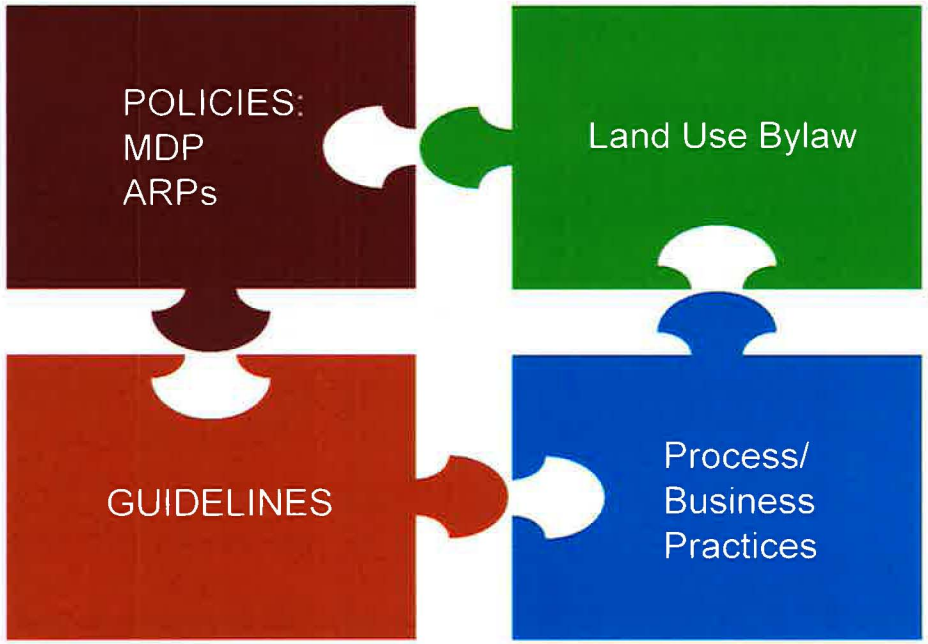
What We Did

- Engagement
  - Cross-Corporate Group
  - Federation of Calgary Communities
  - BILD Calgary Region
- Research
  - Best Practices
- Statistical Analysis
  - Existing Applications

Findings

- Desired outcomes/expectations are varied

- Policy, Land Use Bylaw and guidelines are all part of the solution



What Does This Mean

- Comprehensive/broader discussion is needed
  - What role does/could infill play?
  - What is needed to make infill successful at contributing to broader goals?
  - What does it mean to be sensitive/respectful of neighbourhood character?

Approach

Phase 1:

- Short term technical amendments
- Report back Q3 2018

Phase 2:

- Research and Discussion
  - Community Character
  - How Communities Grow and Change
- Report on results Q4 2018

Recommendations

That with respect to Report PUD2017-1125, the following be approved, **after amendment:**

That the SPC on Planning and Urban Development recommends that Council:

1. Direct Administration to report back to the Calgary Planning Commission by Q3 2018, with Land Use Bylaw amendments to address issues identified in Phase 1; and
2. Direct Administration to report back to the SPC on Planning and Urban Development no later than Q4 2018, with results from Phase 2.

And further, that Report PUD2017-1125 be forwarded, as an Item of Urgent Business, to the 2017 December 18 Regular Meeting of Council.