

Memo Sent to the Mayor's Office and Councillors – April 5, 2018



ISC: Protected

Memo

April 5, 2018

To: Mayor and Members of Council

From: Amie Blanchette, Manager, Partnership Services, Planning and Development

Re: Notice Posting Redesign – New Design Options for Consideration

On 2017 December 13, Administration took forward report PUD2017-1140 to SPC on Planning and Urban Development (PUD). Administration was directed to revise advertising notifications to the public to be more visual, engaging and to use plain language, while maintaining The City of Calgary brand, and to return to Council, through the SPC on Planning and Urban Development, no later than 2018 Q2. We would like to request your feedback on these newly designed development notices prior to reporting back through SPC on Planning and Urban Development on 2018 April 30. We would appreciate any additional comments by email prior to 2018 April 17 to allow for the opportunity to include any changes where possible.

New Development Notice Design

In order to better engage citizens, the new design features more colour, an invitation to "tell us what you think" and an approval process timeline to identify where in the process the application is at, and indicate when the Land Use has already been approved. To increase the visual appeal, an image of what the building is intended to look like has been added to the development permit notice and consideration has been given to making the notice more readable using accessibility standards, such as the use of high contrast colours. Plain language continues to be a priority with 'Proposed Redesignation' replaced in the banner by 'Proposed Land Use Change' and the full description of proposed development to also include the building type, number of storeys and number of units proposed.

Next Steps

As indicated, the report will be brought for information to SPC on Planning and Urban Development Committee on 2018 April 30. This report will present the redesigned development notices as directed by Council. The report will then be forwarded to Council on 2018 May 7. We anticipate the redesigned notices will be on the ground in Q3 2018. Administration recognizes the importance of a consistent, engaging and inclusive approach to citizen communication across all channels. This new design for development notice posting is only one piece of a much broader strategy currently underway. Should you have any further comments or wish to meet in person on this matter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in dark ink, appearing to read "Amie Blanchette".

Amie Blanchette
Manager, Partnership Services Planning & Development
T 268-5765 | amie.blanchette@calgary.ca

CC: Stuart Dalglish, General Manager, Planning & Development
Administrative Leadership Team
City Clerks
Rudy de Ciano, CSC Planner, Customer Service, Communications
Mary Lay, Lawyer 1, Law Department

Attachment 1: Development Notices New Design

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Attachment 1: Development Notices New Design

Option 1: Redesigned notices – Large – 4 feet by 8 feet in size

These notices will be used for more significant developments that will impact the community in a greater way than other applications. For example, the large notices are used for outline plans, and residential developments resulting in more than four units.

Land Use Amendment Notices



Tell Us What You Think

Submit comments to The City at calgary.ca/development by March 27, 2018, and refer to LOC201X-XXXX. When submitting comments please include the reasons for your position.

Approval Process



PROPOSED LAND USE CHANGE



A change is proposed at 633 3 AV SE that would allow for:

- A multi-residential building (e.g. townhouse, apartment building), as well as other uses listed in the Multi-Residential - Contextual Grade - Oriented (M-CG) District;
- A maximum building height of 12 metres (about 4 storeys), which is an increase from the current maximum of 10 metres;
- A maximum of 4 dwelling units.
- An Area Structure Plan amendment is required to support this proposed land use change.

calgary.ca/development

Reference Number: LOC201X-XXXX
Phone: 403-268-5311

Applicant Contact Information:
Name: John Doe
Phone: 403-222-7777



Tell Us What You Think

Submit comments regarding LOC201X-XXXX to The City Clerks at calgary.ca/development no later than noon on March 26, 2018. Refer to Bylaw 10D2040, 10D2040. When submitting your comments please include the reasons for your position. The Public Hearing begins at 9:30 a.m. on March 27, 2018 in Council Chambers at 800 Macleod Trail SE.

Approval Process



PROPOSED LAND USE CHANGE

PUBLIC HEARING April 2, 2018



A change is proposed at 633 3 AV SE that would allow for:

- A multi-residential building (e.g. townhouse, apartment building), as well as other uses listed in the Multi-Residential - Contextual Grade - Oriented (M-CG) District;
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Development Permit Notice



PROPOSED DEVELOPMENT



Tell Us What You Think

Submit comments to The City by **December 22, 2018** at calgary.ca/development and refer to DP201X-XXXX. When submitting comments please include: your full name, address and the reasons for your position.

Approval Process

Proposed Land Use Change → Public Hearing → Proposed Final Decision

calgary.ca/development

Reference Number: DP201X-XXXX
Phone: 403-268-5311

Applicant Contact Information:
Name: John Doe
Phone: 402-222-7777

This application requests approval of a development permit at 633 3 AV SE

- A townhouse building;
- A maximum of 4 units;
- A maximum building height of 11 metres (about 3 storeys);
- The current Land Use allows for the type of development proposed.

*This image presented was change in design as per recommendations of the applicants' architect.

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Redesigned notices – Small – 2 feet by 3 feet in size

The small notices are used for change of use applications such as a home occupation, or when less than four residential units are proposed.

Land Use Amendment Notices

 PROPOSED LAND USE CHANGE	 PROPOSED LAND USE CHANGE PUBLIC HEARING - April 2, 2018
	
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Approval Process 	Approval Process 
calgary.ca/development Reference Number: LOC201X-XXXX Phone: 403-268-5311	calgary.ca/development Reference Number: LOC201X-XXXX Phone: 403-268-5311

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Development Permit Notice



PROPOSED DEVELOPMENT



Tell Us What You Think

Submit comments on this City by Resolution 02-2017 or Calgary neighbourhood and refer to DP2018-000. When submitting comments please include your full name, address and the reasons for your position.

This application requests approval of a development permit at 633 3 AV SE

- A two-storey building;
- A maximum of 4 units;
- A maximum building height of 11 metres (about 3 stories);
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Approval Process



calgary.ca/development
Reference Number: DP201X-XXXX
Phone: 403-268-5311

The above information is subject to change without notice.

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Option 2: Redesigned notices – Large – 4 feet by 8 feet in size

These notices will be used for more significant developments that will impact the community in a greater way than other applications. For example, the large notices are used for outline plans, and residential developments resulting in more than four units.

*NOTE: Only change from Option 1 is the addition of "NOTICE", all other content identical.

Land Use Amendment Notices



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NOTICE

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calgary.ca/development

Reference Number: LOC201X-XXXX
Phone: 403-268-5311

Applicant Contact Information:
Name: John Doe
Phone: 403-222-7777



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Approval Process



NOTICE

PUBLIC HEARING - April 2, 2018



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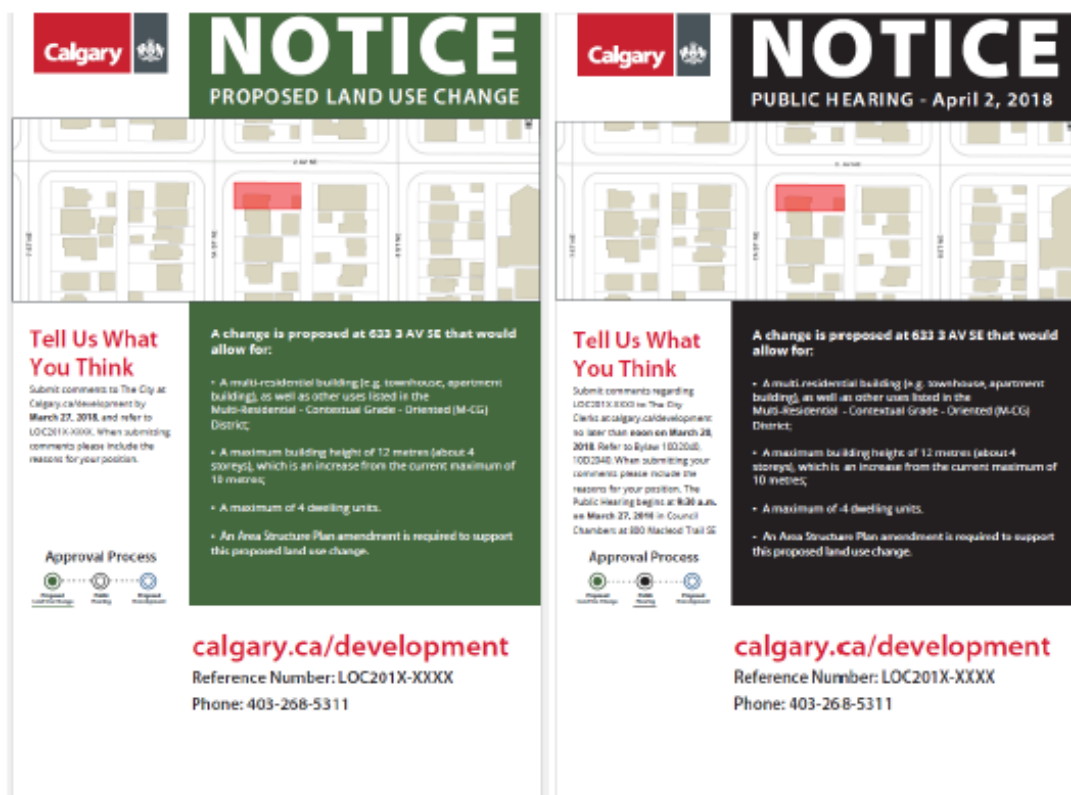
*The image presented may change in design as it is a representation of the application proposed.

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