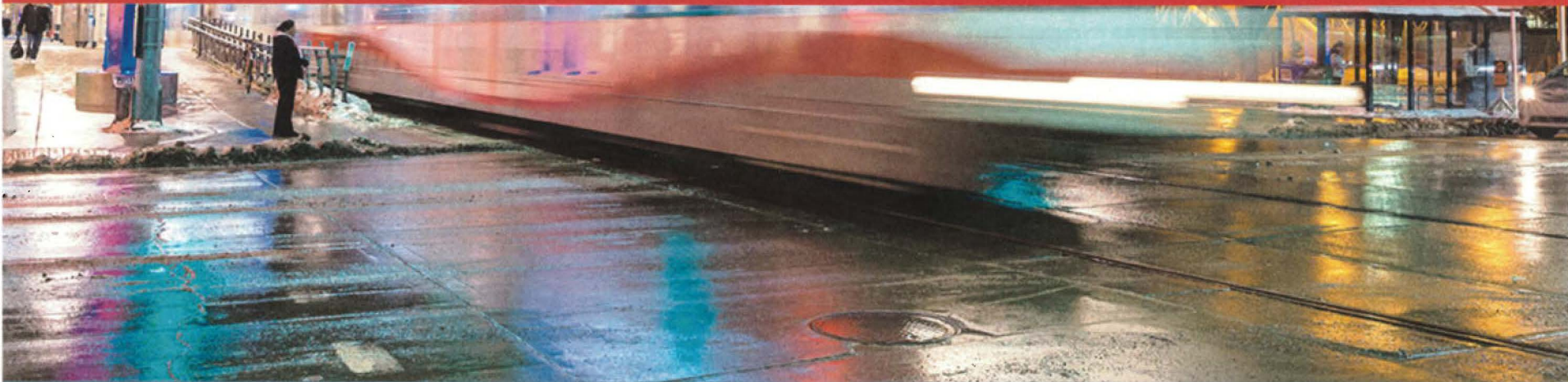


The word "Calgary" is written in white, sans-serif font on a red rectangular background.A nighttime photograph of a city street. On the right, a prominent clock tower with two faces is illuminated with warm yellow lights. To the left, a modern street lamp with a curved arm emits a bright blue light. The background shows other city buildings and streetlights.

Changes to Planning & Development Public Notifications

PUD2018-1065

October 01, 2018





Council Direction

On March 19, 2018, the following Motion Arising was adopted by Council:

That with respect to Report PUD2017-1140, the following Motion Arising be adopted:

- i. "That Council direct Administration to revise print and other media 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 Q3".



Re-design of Notifications

Administration is recommending new options to improve communication with citizens about land use and development applications that:

- Are more visual, engaging, use plain language, and maintain The City of Calgary brand
- Align other notifications with Notice Posting redesign and the feedback and research done for that work

Previously Redesigned Notice Posting



Calgary

PROPOSED LAND USE CHANGE PUBLIC HEARING
April 2, 2018 9:30 am

Tell Us What You Think

For the regular Public Hearing of Council, submit written comments regarding LOC201X XXXX to the City Clerk no later than noon on **September 20, 2018** at calgary.ca/development and refer to 2018 LOC201X. You may also attend the Public Hearing in person. The hearing is held at 500 Main Street, Suite 1000, to speak to this item.

calgary.ca/development
Reference Number: LOC201X XXXX
Phone: 403 268 5111

A change is proposed at multiple properties (see map) to allow for:

- A multi-residential building (e.g. townhouse, apartment building), as well as other uses listed in the Multi-Residential - Commercial Grade - Oriented (M-CO) 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 amendment to City policy (Area Structure Plan) is required to support this proposed land use change.

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



Samples of Amended Notifications

Before

NOTICE OF PUBLIC HEARING ON PLANNING MATTERS
www.calgary.ca/development

John Doe
103 Main Street NW
Calgary, AB
T2G 1A5

What I'd like to do:
The City of Calgary has received an application to amend the Land Use Designation (LUD) for the property described in the attachment. As the owner of an adjacent property you are hereby advised that City Council will hold a public hearing in the Council Chambers, Calgary, on Monday, January 29, 2018 commencing at 10:00 a.m.

Can I review the application in person?
A copy of the proposed bylaws and documents relating to these items may be inspected beginning on Thursday, January 24, 2018, between 9:00 a.m. and 4:30 p.m. Monday to Friday at the Office of the City Clerk, Corporate Records Section located at the 10th Street level of the Administration Building, 210 - 1 Avenue SE. The proposed bylaws and documents relating to these items are available on the City of Calgary website www.calgary.ca/planning. The information available on the website is not provided as an official record but is made available online as a public service for the public's convenience.

Can I submit my comments to City Council?
Persons wishing to submit a letter in their opinion on the communication concerning these matters may do so provided they are printed, typed or legibly written, and include the name of the writer, mailing address, e-mail address (as applicable) and mail focus on the application and its planning merits. Submissions with delimitations, handwritten notes and offensive language will be filed by the City Clerk and included in the Council Agenda, shared with Members of Council. City Council staff, as received by the City Clerk, not later than 12:00 p.m. on Monday, January 15, 2018, will be included in the Agenda of Council. Submissions must be addressed to: Office of the City Clerk, The City of Calgary, 100 Macleod Trail SE, P.O. Box 2100, Post Station, Calgary, Alberta T2P 2M5. Submissions may be delivered in person, faxed to 403-268-2362, or e-mailed to CityClerk@calgary.ca.

LAND USE REDESIGNATION
SADDLE RIDGE INDUSTRIAL
BYLAW 225D2018

To redesignate the land located at 123 36 Street NE, Plan 5300AM, Block W, from Specific Purpose - Future Urban Development - N-1 (U) District to Commercial - General Z-2 (S-18) C-COR2 (S-18) District.

After

PROPOSED LAND USE CHANGE

Tell Us What You Think

Public hearing notice to be placed in the public spaces such as other commercial areas within a proposed bylaw parcel and they are printed, typed or legibly written, and include the name of the writer, mailing address, e-mail address (as applicable) and mail focus on the application and its planning merits. Submissions with delimitations, handwritten notes and offensive language will be filed by the City Clerk and included in the Council Agenda, shared with Members of Council. City Council staff, as received by the City Clerk, not later than 12:00 p.m. on Monday, January 15, 2018, will be included in the Agenda of Council. Submissions must be addressed to: Office of the City Clerk, The City of Calgary, 100 Macleod Trail SE, P.O. Box 2100, Post Station, Calgary, Alberta T2P 2M5. Submissions may be delivered in person, faxed to 403-268-2362, or e-mailed to CityClerk@calgary.ca.

See more on www.calgary.ca/development or 403-268-2311

Public Hearing
April 2, 2018

This application will be considered by Council at the Public Hearing on April 2, 2018. The area requiring this order be issued is change in proposed use of property in your neighbourhood. See the following:

- A multi-residential building (e.g. low-rise apartment building) as well as other uses listed in the Multi-Residential Use District (MUR) District
- A maximum building height of 10 metres (about 33 stories), which is an increase from the current maximum of 7.5 metres.
- A maximum of 4 parking stalls.
- An Area Structure Plan (ASP) is in review to support this proposed land use change.

Submissions will only be used for City Council's consideration of the issue before them. Only those submissions received on or before 12:00 p.m. (MIDNIGHT) on Monday, April 2, 2018, shall be included in the Council Agenda of Council.

Reference Number: LOC.2018-XXXX **Phone:** 403-268-2311

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

Delivered or mailed to: Office of the City Clerk, The City of Calgary, 100 Macleod Trail SE, P.O. Box 2100, Post Station, Calgary, Alberta T2P 2M5.
Faxed to: 403-268-2362
Emailed to: PublicSubmissions@calgary.ca
Through: www.calgary.ca/development



Land Use Bylaw Amendments

Administration is proposing to remove the specific requirements in the Land Use Bylaw that a notice be published in a newspaper for:

- Development permit permitted use notifications,
- Development permit discretionary use notifications, and
- Subdivision and Development Appeal Board hearing notifications.



Recommendations

That the Standing Policy Committee on Planning and Urban Development recommend that:

- Council receive this report for information.
- Council hold a Public Hearing on the proposed amendments to Land Use Bylaw 1P2007 (Attachment 3), adopt the proposed amendments, and give three readings to the Bylaw.



Supplementary Slides

Review of Planning-Related Notifications

	Adjacent Letter	Newspaper advertisement	Website	Development Map	Direct Email to Stakeholders	Notice Posting	myProperty	Dispatch/E-Newsletter
Public Hearing	✓	✓	✓	✓	-	✓	✓	✓
Development permit notification	✓	X	✓	✓	✓	✓	✓	✓
Subdivision Application	✓	-	-	-	-	-	✓	-
City-Initiated Land Use Amendment Notification	✓	-	✓	-	✓	-	✓	✓
SDAB Hearing Notification	✓	X	✓	✓	✓	-	-	✓
Land Use Redesignation Notification	✓	-	-	✓	-	✓	✓	-

Legend:

Continue, no changes required	✓
Continue, with improvements	✓
To be discontinued	X
To be added	✓
Not in use	-



Samples of Amended Notifications

Before



PLANNING & DEVELOPMENT
www.calgary.ca/development

August 15, 2018

8054

Jane and John Doe
123 Main Street NW
CALGARY AB
T2Z 1A5

Re: CONTEXTUAL SEMI-DETACHED DWELLING, ACCESSORY RESIDENTIAL BUILDING (GARAGE)
ADDRESS: 123 Centre AV NE
DEVELOPMENT PERMIT: DP2018-0123


As an owner of property adjacent to the above noted address, the purpose of this letter is to advise you that there will be new construction activity occurring on the parcel. The proposed development meets all the rules for a Contextual Semi-detached Dwelling, Accessory Residential Building (garage) and therefore is a Permitted Use under the Land Use Bylaw 1P2007. The Development Permit is approved by the City of Calgary Development Authority.

A copy of the approved plans may be available for viewing at your Community Association, otherwise you may contact 311 to place a Property Research request to view plans at the Municipal Building. Please be advised that there is a fee of \$75 to view residential plans at the Municipal Building. Further information can also be found at www.calgary.ca/development.

Yours truly,

Steve Planner
Senior Planning Technician
Planning and Development
#8108

After

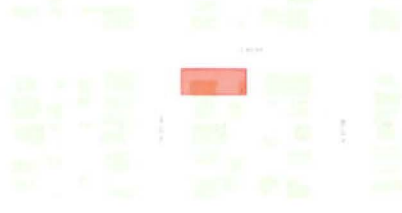


APPROVED DEVELOPMENT ← **C**

For more information

A copy of the approved plans may be available for viewing at your Community Association, otherwise you may contact 311 to place a Property Research request to view plans at the Municipal Building. Please be advised that there is a fee of \$75 to view residential plans at the Municipal Building. Further information can also be found at www.calgary.ca/development.

DINO KASPARIS
Senior Planning Technician
Planning and Development

 ← **A**

Residential construction in your area

The purpose of this letter is to let you know that there will be new construction activity happening near you. A change has been approved for a property in your neighbourhood.

Reference number: DP2018-0193
Address: 1112 15 AV NE

Approved change: CONTEXTUAL SEMI-DETACHED DWELLING, ACCESSORY RESIDENTIAL BUILDING (GARAGE) ← **D**

The development meets all the rules for a Contextual Semi-detached Dwelling, Accessory Residential Building (garage) and therefore is a Permitted Use under the Land Use Bylaw 1P2007. The Development Permit has been approved by the City of Calgary Development Authority.

← **E**

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