

Please find below an update on the implementation of Land Use Bylaw, 1P2007. This information is meant to be shared with your respective member representatives via newsletters, website, etc. If you do not wish to receive updates on the new Bylaw or are not the appropriate person, please contact me at 268-1527 (or reply to this email) to remove your name from the list. Thank you.



Land Use Bylaw Update

February 28, 2008

New Bylaw Applications

On March 3, 2008 The City will begin accepting the following applications under Bylaw 1P2007.

Development Permits

- Discretionary additions to single and semi-detached dwellings.
- Change of use – with changes to site plan (requiring circulation).
- Temporary structure – requiring circulation (portable sales structure).

To view the complete listing of the application acceptance dates please visit calgary.ca/landusebylaw.

New Complete Application Requirement Lists (CARLs)

Complete Application Requirement Lists (CARLs) have been revised for some applications that are being accepted under the new Land use Bylaw, 1P2007. These checklists are updated periodically. Please ensure you're using the most current copy by printing a new list each time you need one.

The new CARLs can be found on The City website at calgary.ca/dba then following the path of *Permits/Development Permit/Development Permit Application Requirements*.

The following four new "Base Related CARLs" have integrated previous related development permit application forms into one base CARL. All information about use requirements has been broken down into "Use Related CARLs" that will accompany applications only when those uses are proposed in a building. In short, the land use district will determine the Base CARL and the proposed uses will determine which Use Related CARLs need to be supplied with each application. This will help ensure that information needed to review a development permit is supplied in a consistent manner, which will help keep the process moving forward.

Base CARLs

1. Changes Inside a Building (including change of use)

- This CARL is primarily for "change of use" applications but can also be used for other development permits such as a mezzanine addition.

2. Changes Outside a Building (including any changes made inside a building)

- This CARL is designed to address a “change of use” were the use is; outside, an exterior renovation or a site plan change. This means that if a mezzanine addition required additional windows, then the change also affects the outside of the building. In this incident, the “changes outside a building CARL” would be used.

3. Temporary Structure

- This CARL is similar to the old form, however, the format and terminology has been updated to ensure consistency with the new Bylaw.
- A “Use Related CARL” is required.

4. Addition to a Single Detached, Semi-detached or Duplex in the Developed Area

- This CARL has the same requirements as the “New Single Detached, Semi-detached and Duplex Dwelling CARL.”
- A “Use Related CARL” is not required.

In an effort to respond to comments from industry the **new** CARL forms will continuously be reviewed and improved. Efforts have been made to reduce the length of the CARLs, without changing the overall content, by reducing repetition. The applicant still needs to indicate which uses are being included and provide a "Use Related CARL" when required."

For information and questions regarding the CARLs please phone 268-5311.

Textual Amendments to Land Use Bylaw, 1P2007

The primary goal moving forward is to ensure that Bylaw 1P2007 remains current and able to continuously meet the development needs of Calgary. As part of our commitment to Council, industry and community stakeholders, textual amendments will be brought forth as necessary to fix problems that arise, respond to feedback and to report back to Council on issues that are being monitored.

At the March 10 public hearing, Council will consider over 100 amendments to Land Use Bylaw, 1P2007 and one amendment to Land Use Bylaw, 2P80. About 80 per cent of these are clarifications and corrections, mostly attempting to provide clearer wording, or to make the wording consistent in similar rules.

Some of the more significant corrections and clarifications include:

- The map for the Boundaries of the Downtown Parking Area is being corrected.
- Rules in the commercial districts regarding motor vehicle parking reductions near LRT stations are being amended to clarify that the reduction applies near existing LRT stations, and not to those that have only been identified in long term plans.
- Some of the definitions of uses are being changed to clarify which functions are mandatory for the use and which are not.
- Some rules in the Lighting section in Part 3 Division 4 are being clarified to emphasize that the rules only apply to outdoor lighting fixtures.
- Rules describing maximum density in some of the Multi-Residential districts needs to be clarified to indicate that a density modifier is not mandatory.

There are some areas where Administration is recommending a change to a provision or a new provision. The most significant of these include:

- Provisions in Part 10 governing Centre City are needed to add rules for the transfer of parking stalls from historic sites. This amendment has already been approved by Council for Land Use Bylaw 2P80, but the corresponding change had not been made to Land Use Bylaw 1P2007.

- Provisions for cash-in-lieu of parking in Kensington, 4th Street and 17th Avenue SW need to be deleted, as Council's directed last November.
- There are some provisions necessary to implement the transition of lands recently annexed from the M.D. of Rocky View.
- Some of those provisions are also necessary to implement the transition of developments that are currently proceeding that were exempt from the requirement for a development permit under 2P80 but are no longer exempt under 1P2007.

For further information on any of these amendments, please contact the Land Use Bylaw team through 3-1-1 or e-mail your question to landusebylawreview@calgary.ca.

Training

Narrated Tutorials

On February 8, The City of Calgary launched a **new** online resource for industry partners who want to learn more about the new Land Use Bylaw, 1P2007. Easy-to-follow narrated tutorials corresponding to particular sections of the Bylaw have been created to help increase your knowledge, understanding and use of the new Bylaw. The tutorials are available at calgary.ca/landusebylaw.

Land Use Bylaw Training Seminar

Mark your calendars! On **May 7**, a one day Land Use Bylaw training seminar will be held at the Glenmore Inn. Registration details **have not** been finalized yet. If you are interested in attending, please email your contact information to LUBtraining@calgary.ca to obtain your registration package mid March.
