Is the Planning and Regulatory process becoming any easier? What has been the experience with the new Land Use Bylaw and other City Policies?
Moderator:

Mr. Vincent Dods  Partner, Gibbs Gage Architects

Panelists:

Mr. Greg Brown  Principal, Brown and Associates Planning Group

Mr. Kevin Griffiths  CBO & Manager of Building Regulations, Development & Approval, City of Calgary

Mr. David Watson  General Manager, Planning Development & Assessment, City of Calgary
New Planning Initiatives

- Bylaw IP2007 (replaces 2P80)
- Part 10 forthcoming (replaces CM-2)
- Centre City Plan
- Plan-it – Council approved Oct ‘09
- Beltline ARP
- T.O.D. Rezoning of sites adjacent to LRT
Regulatory Issues

• Alberta Building Code (2012?)
• National Building Code 2010
• Building Permits – securities revision
• Green Policy
Land Use Bylaw 1P2007

- POST June 1, 2008 Implementation
- Issue Identification
- Successes
Land Use Bylaw 1P2007

- Top list of Significant Land Use Bylaw Revisions
  - Change of Use Process
  - Low Density Residential
  - Downtown Districts
  - On Target
  - Responding to Council Requests
  - Industrial Zone revisions
Land Use Bylaw 1P2007

- Beltline ARP and Land Use
  - Parking
  - Density Bonusing
Community Interface

Code of Practice
• Between builders and existing communities

Community Interface
• Good neighbour
New Downtown Districts

- CM-2 Density Bonus Revisions
- Timing
Implementation of Regulatory Changes

• Impact on staff
  - High level of construction activity continues but construction value of projects not as high
  - Permit expiry has increased level of activity
• Impact on industry
  - New Code is objective based, old code was much more prescriptive
New policies the industry can expect

• Abandoned/stopped projects
  - Agreement to ensure all building are built at least to grade

• Site Safety
  - Work with industry to prevent situations such as debris blowing from buildings

• Sustainable development
  - An issue for all levels of the construction industry
  - Could appear as new Housing Energy Code
QUESTIONS?