

The Calgary Real Estate Forum 2009

Session B4

Wednesday, October 21, 2009

11:50am – 12:50pm

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

An aerial photograph of a city skyline, likely Calgary, with a prominent red overlay. The text 'PANEL DISCUSSION' is centered in the upper half of the image, underlined.

PANEL DISCUSSION

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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



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An aerial photograph of a city skyline, likely Calgary, with a prominent red overlay. The image shows a dense urban area with various buildings and a river winding through the lower part of the frame. The red overlay is semi-transparent, allowing the city details to be visible while adding a strong color theme.

QUESTIONS?

An aerial photograph of a city skyline, likely Calgary, is shown with a semi-transparent red overlay. The image has a textured, paper-like appearance. The word "CLOSING" is centered in a bold, black, sans-serif font. A solid black horizontal line is positioned directly below the text.

CLOSING
