

Erlton Community Association - Planning and Development Process

The City of Calgary's Land planning and development process is governed by the **Land Use Bylaw 1P2007 (LUB)**, the **Municipal Development Plan (MDP)** and **Area Redevelopment Plans (ARP)**. The residential part of Erlton South of 25th Avenue SW is zoned R-C2 (25th and 27th Avenues SW, and a portion of Erlton Street SW) and M-CG d72 (maximum density of 72 units per hectare or a 4plex on a 50ft x 120ft lot) for the remainder.

The development of a parcel of land in Erlton proceeds on a firmly established path (as summarised):

The City of Calgary receives a development proposal from a developer and posts a notice on the land with contacts provided for the City's file manager. The file is open for public input for a 2 week period. The City also distributes the Development Permit Application (DP) and drawings to the ECA Director of Planning and Development. The community association comment period is generally 3 weeks. (Often a developer will have contacted the ECA Director of Planning and Development prior to applying for a DP to obtain an understanding of the community and the constraints under which the development proposal should be formulated).

ECA Director of Planning and Development emails a notice of the DP to affected ECA members nearby the development, and posts a copy on the ECA website. The notice contains a summary of the development proposal and invites interested community residents to review the specifics of the application in person, and provide their comment to City Planning. The adjoining neighbours are specifically contacted for their input, and assistance is offered if they wish to state their own position in regards to the DP and submit their position to City Planning.

The ECA Planning and Development committee carries out its own review of the DP relative to the rules of the LUB and various City policies that impact development in the area. ECA Planning forward its recommendations to the ECA Board for it to arrive at ECA's public position which is then submitted to the City, affected ECA residents, and posted on ECA's website. The Director of Planning and Development reports on this process at the monthly ECA general membership meeting but given the tight timelines it may be done on an after-the-fact basis.

(Generally the ECA Planning and Development committee consists of 3-5 community residents and its recommendation on a DP is arrived at by voting. The President of the ECA is an Ad-Hoc member but often also a working member of the committee.)

The City reviews the DP via its internal assessment, including submissions / comments received, before making its decision on the DP. If approved, but significant concerns remain for the adjoining neighbours and / or ECA, the approved DP may be appealed to the Sub-Division and Development Appeal Board (or even the City of Calgary Council if it is a land use amendment).

In summary, the planning and development of a property (or a neighbourhood) is govern by a rigorous and complex work and decision process involving the City of Calgary, developers, communities and residents. ECA invites its members and residents to be informed on and participate in this process through the ECA Planning and Development Committee, or as residents at large. Only then will we see the best future for our community. One needs to keep in mind that once built, a development could well stay around for 100 years or more.