

R-CG Information Sharing: What have we learned?

R-CG Rezoning

- R-CG zoning within the Landuse bylaw came into effect in August 2024
- R-CG changed most properties from RC-1 zoning mostly single detached with laneway or secondary suites to include Rowhouses, townhouses, semi-detached and 4plexes
- Maximum height 11m
- Parking 0.5 spaces/unit
- A typical 50ft lot can have a max of 4 units with each unit having a secondary suite (8 units)

Development Applications

Development Permit Process:



Bylaw Review

- Applications are reviewed for completeness, then they are circulated both internally and externally.

Notice Posting:

- Development Permit applications will be published on DMAP and can be viewed and accessed by the public at <https://developmentmap.calgary.ca/>
- On DMAP anyone can download and view the development plans and provide comments
- Guide to using DMAP can be accessed here: <https://www.calgary.ca/development/permits/using-development-map.html>
- Notice Boards may be posted on the site that specify a deadline date for comments. The minimum requirement is 7 days HOWEVER: The applications are open for comments on DMAP as long as the status is **Under Review**. This could be 21 days or more.

Decision:

- Timing of Decision is targeted at 90-120 days
- If the Development Authority approves the application, the official Notification of the decision is published at <https://www.calgary.ca/development/public-notices.html> the following Thursday.
- You will NOT be notified by email of the decision, even if you submitted comments
- Some iteration of the proposed development will likely be approved. There may be some revisions to mitigate negative effects

Appeals:

- You may appeal a decision with the SDAP (Subdivision and Development Appeal Board) within 21 days after the date on which the written decision is published <https://www.calgarysdab.ca/home.html>
- This application requires a \$200 fee
- A virtual hearing will be held for all concerned parties to state their concerns

For further information see:

Development permit process: <https://www.calgary.ca/development/permits/process.html>

Notification of decision: <https://www.calgary.ca/development/public-notice.html>

Appealing the decision of the approving authority: <http://www.calgarysdab.ca>

WHAT CAN YOU DO??

Stay informed, monitor DMAP for Developments, CHCA Website, Contact The City directly

- Contact the City Planning File Manager assigned to Development Permit to ask specific questions
- Cambrian Heights website <https://cambrianheightscommunity.com/planning-development>

Submit Comments on DMAP and make your concerns known PRIOR to the DEADLINE

- This is your ONLY opportunity to send comments and view the development plans.
- Comments can only be provided while the application status is **Under Review**.

Notify the Cambrian Heights Community Planning group with a summary of concerns

- Send a summary of your concerns by email to planning@cambrianheightscommunity.com
- The Community Association wants to hear residents' opinions to formulate their response and will consolidate the individual concerns on each Development Permit on behalf of the Community.

Contact your Ward Councillor - Ward 4 - Sean Chu 403-268-3727 ward04@calgary.ca

FAQ

WHY Submit Comments if the application will be approved anyway? What to submit

- This is your opportunity to provide your say in the development, your concerns or support, and suggested design changes. It is your only way of communicating this to the Development Authority.
- The Community Association and City Councillor do not have much influence in these applications. They will submit concerns the same way as residents.
- Comments by offsetting residents to the Development may have more standing and the more comments submitted send a message that residents are concerned. Little to no response = ok

WHAT Do I Submit?

- Express your own comments clearly and succinctly - You only have room for 3950 characters but you can also submit 5 other documents - more detail, pictures etc. to support your submission.
- Review the plans and critique how this would impact yourself and/or an offsetting neighbor. Make your concerns specific, what they are based on, and provide suggestions for change.
- Many of the comments are focused on: Privacy (Windows overlooking neighbors), Building Massing, Height, Parking, Landscaping, Safety/ access, Site lines, Front setbacks, Character of the Community, Garbage and Recycling, Site Layout, Infrastructure Capacity- Sewer/ Water, Noise.
- You are the local expert - make sure to provide this knowledge in your comments.