

# The planning process



## Municipal Development Plan and Calgary Transportation Plan

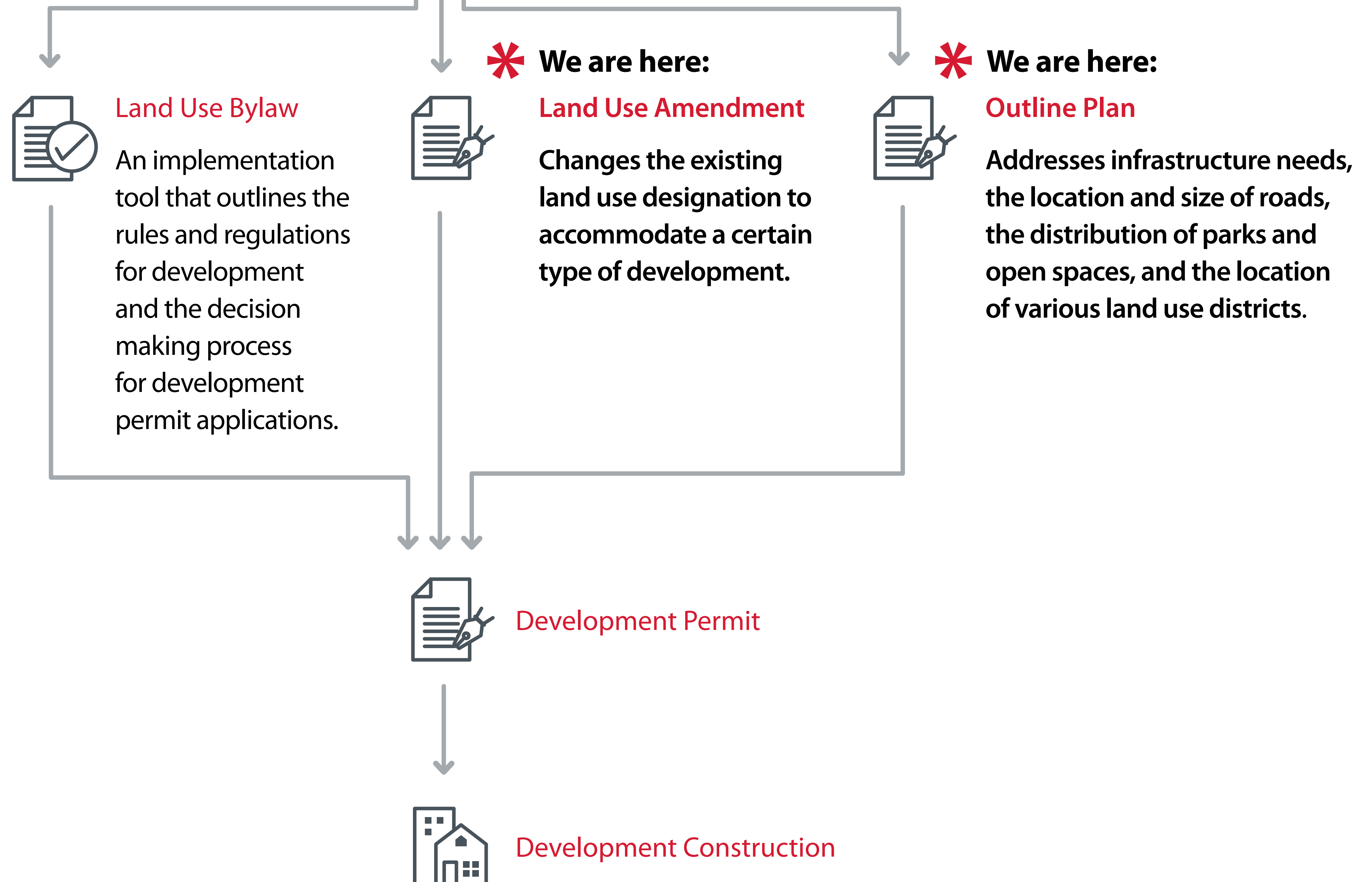
Adopted by City Council in 2009.

Contains policy that will shape how Calgary develops over the next 30 to 60 years. Based on imagineCALGARY and PlanIt Calgary, these plans provide guidance for long-term growth to create a more compact and sustainable city.



## Area Structure Plan (ASP)

A long-range planning document that includes policy to support a common vision, and outlines neighbourhood-specific policies such as density, priority streets and open spaces.



## Land Use Bylaw

An implementation tool that outlines the rules and regulations for development and the decision making process for development permit applications.



**\* We are here:**

## Land Use Amendment

Changes the existing land use designation to accommodate a certain type of development.



**\* We are here:**

## Outline Plan

Addresses infrastructure needs, the location and size of roads, the distribution of parks and open spaces, and the location of various land use districts.



## Development Permit

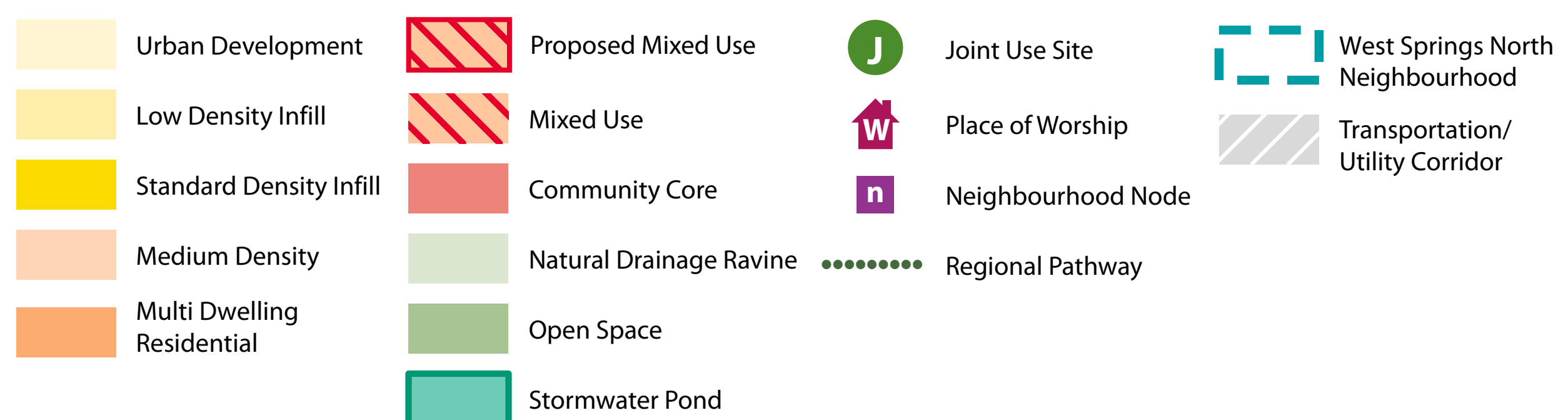
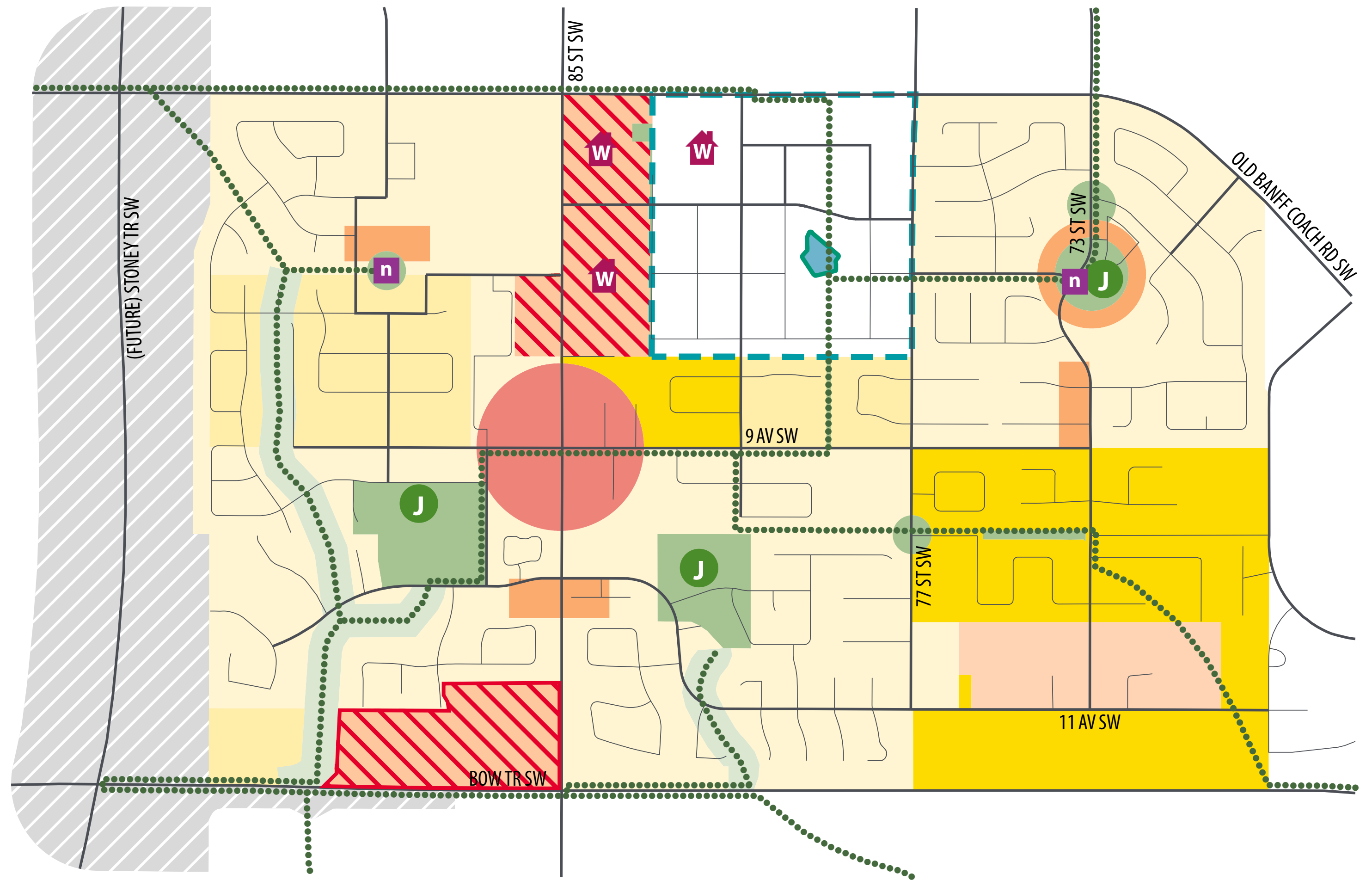


## Development Construction

# Proposed ASP mapping amendments

This map shows the proposed ASP mapping amendments for LOC2017-0188 to change the current land use from Low Density Infill to Mixed Use.

Share your thoughts on this application at [calgary.ca/brawnlands](http://calgary.ca/brawnlands) until July 5, 2018



# Area Structure Plans

## What is an Area Structure Plan?

An Area Structure Plan (ASP) is a long-range planning document that is collaboratively developed between City staff and stakeholders. A statutory document, an ASP is approved by City Council. ASPs set out the vision for how a community should change over time. It guides future development decisions, outlining the use of land and the form that development should take.

## Why are we amending the ASP?

In 2009, City Council approved the Municipal Development Plan (MDP). The MDP provides guidance for long-term growth and development in the city, to create a more compact and sustainable city. Through the process of amending the ASP, we will work to achieve the priorities of the MDP as outlined below.



Providing diverse housing choices for all residents in all communities.



Making Calgary a liveable, attractive and memorable city recognizing its unique setting and dynamic urban setting.



Encouraging more walking, bicycling and transit use in the city.



Strengthening our existing business and commercial districts.



Using our resources wisely, making the most efficient use of public investment, now and in the future.



Retaining the character of established neighbourhoods, while keeping them stable and vibrant by encouraging modest growth, including multi-residential housing at low densities, in the right locations.



# This is not the final decision

City staff review the proposal based on technical feasibility, City policies, stakeholder feedback and landowner rights, and provide feedback to the applicant. The applicant uses this feedback to decide on a plan that they want to take forward to Calgary Planning Commission (CPC) and City Council.

## What is the role of City Administration?

- Ensuring that the public is aware of the application and has an opportunity to provide input.
- Recommending changes to the proposal, based on The City's review of the proposal and feedback from the public.
- Preparing the bylaws and reports that would need to be approved in order for the development to proceed. These bylaws and reports inform City Council and CPC of everything that would need to happen if they approve the development.

## What is the role of Calgary Planning Commission (CPC)?

CPC reviews the reports and recommendation provided by City administration. CPC makes a decision on the outline plan. They can decide to approve, approve with conditions or not approve the plan.

## What is the role of City Council?

City Council reviews the bylaws, reports and recommendation provided by City administration and CPC. Council makes the final decision whether or not to approve the new or amended land use bylaws required for the proposed outline plan.

# How to participate at the Public Hearing of Council

A Public Hearing will be held by City Council before they make a decision on the applications. You can speak directly to Council at the Hearing or submit written comments in advance of the hearing.



**To submit written letters to Council:** you can email [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca). All letters submitted to City Clerks before this date will be included in the final package distributed to all members of Council.



**To speak at the Public Hearing of Council:** you will be given five minutes to present to Council, excluding question and answer time. Your comments should be brief and address the land use planning issues specific to this area.