City of Calgary Development Application Process

Developer-Lead Engagement

City of Calgary Administrative Process

Early Community Association Engagement

Pre-Application Meeting with City Rep.

Application Intake / File Preparation

Neighbour Notification / Notice Posting

File Distribution to all Depts

Initial CPAG Team Review (ITR)

Stream 4 External Planning

Circulation & Review to: Transportation Engineering Parks

And sometimes:
Heritage Dept
Affordable Housing
Urban Design Review Panel

Note: Concurrent Land-Use & Development Permit Applications save repeating this process, but add the risk of refusal of the Land-Use when tied to the DP and building design. Ultimately, a Land-Use can be approved and the DP refused or an approval overturned at SDAB.

Online Public Engagement Portal

CA Presentations & Open-Houses by Applicant

Detailed Team Review (DTR)

DTR Reply to Applicant

Communication Negotiation Resolutions

CPAG Recommendation via Report to CPC

Calgary Planning Commission (CPC)

CPC Report to Council

✓ Recommends Approval

✗ Recommends Refusal

If a Land-Use only, Applicant may apply for a Development Permit immediately (restarting this whole process from the beginning)

Ongoing & Responsive

Councillor Meetings (by request)

Additional Stakeholder Meetings

Further Negotiations Application Changes

Further Review & Engagement May include: Urban Design Review Panel

Bylaw Signed and Provided to Applicant

Online Info Updated on MyProperty

Developer's Engagement Report

Council Public Hearing

Presentation of Application to Council

In Favour of Approval 5m each

Against Approval 5m each

Questions to Administration & Discussion

Bylaw 1st Reading & Vote

Tabled

2nd & 3rd Reading

✓ Approval

Land-Use is Final

Development Permit can be challenged at Subdivision & Development Appeal Board (SDAB)

SDAB outcomes:

✓ Approval Upheld

✗ Approval Overturned = Refusal / Abandon

✗ **Refusal >> Abandon**
Applicant must wait 6 months to re-apply *OR* the Applicant *may* seek to re-apply with a new application *ONLY IF* the design addresses concerns (i.e. removing entire floors to meet height restrictions)

Provincial Court of Appeal