City of Calgary Development Application Process

Developer-Lead Engagement

Early Community Association Engagement

Online Public Engagement Portal

CA Presentations & Open-Houses by Applicant

Ongoing & Responsive

Councillor Meetings (by request)

Additional Stakeholder Meetings

Developer's Engagement Report

City of Calgary Administrative Process

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
Parks
Engineering
Transportation

Detailed Team Review (DTR)

DTR Reply to Applicant

Communication Negotiation Resolutions

CPAG Recommendation via Report to CPC

Calgary Planning Commission (CPC)

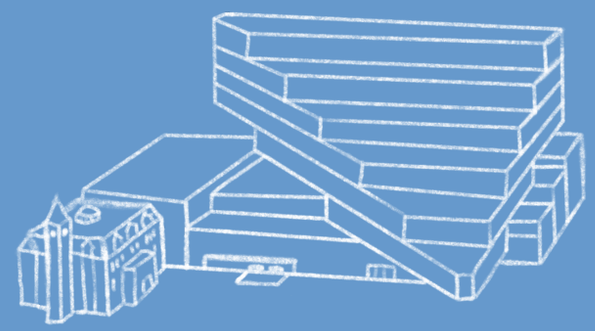
CPC Report to Council

✓ Recommends Approval

✗ Recommends Refusal

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.

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



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

Further Negotiations Application Changes

Further Review & Engagement May include: Urban Design Review Panel

2nd & 3rd Reading

✓ **Approval**

Land-Use is Final

Bylaw Signed and Provided to Applicant

Online Info Updated on MyProperty

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
Applicant *may* seek to re-apply with a new application *ONLY IF* the design addresses concerns (i.e. removing entire floors to meet height)

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