

## How Do Buildings Get Approved?

DEPENDING ON THE TYPE OF CONSTRUCTION, THERE ARE TWO GROUPS WHO MIGHT HAVE THE AUTHORITY TO GRANT PERMISSION FOR A CHANGE TO THE BUILDINGS IN OUR COMMUNITIES



COUNCIL

+

THE DEVELOPMENT AUTHORITY

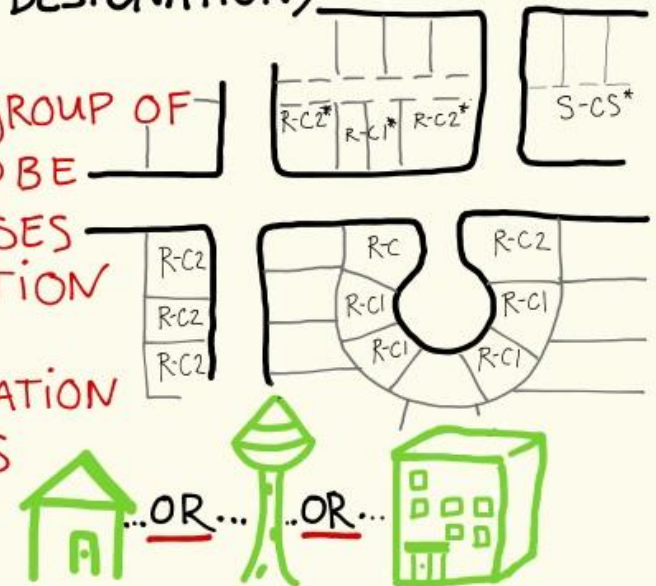
# COUNCIL

## (COUNCIL VOTES A BYLAW INTO FORCE)

CALGARY BYLAW "1P2007" CONTAINS THE RULES THAT GOVERN THE USES OF LAND IN OUR CITY. THIS "LAND USE BYLAW" CONTAINS MAPS OF ALL OF THE PROPERTIES WITHIN CITY LIMITS, AND EACH PROPERTY HAS A "USE" ATTACHED TO IT. YOU MIGHT HAVE HEARD THESE LABELS BE REFERRED TO AS THE "ZONING" OF A PIECE OF LAND. CALGARY DOES NOT OFFICIALLY USE THE TERM "ZONE".

COUNCIL DECIDES WHICH LABEL (USE DESIGNATION) APPLIES TO EACH PARCEL OF LAND.

EACH USE DESIGNATION HAS A GROUP OF USES THAT ARE CONSIDERED TO BE PERMITTED, AND A GROUP OF USES THAT ARE LEFT TO THE DISCRETION OF ADMINISTRATION ON THAT PROPERTY. ONCE A USE DESIGNATION HAS BEEN APPLIED, COUNCILLORS MAKE NO FURTHER DECISIONS.



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APPLIES TO EACH PARCEL OF LAND.



## THERE ARE 7 CATEGORIES OF LAND USES

### 1. LOW DENSITY RESIDENTIAL



\* "CONTEXTUAL" JUST MEANS  
THAT THE LOT IS IN AN  
ESTABLISHED COMMUNITY  
(DEVELOPED) AS OPPOSED  
TO A NEW ONE. IT IS

ONE DWELLING  
NARROW PARCEL ONE DWELLING  
ONE/TWO DWELLING  
LOW DENSITY MULTIPLE DWELLING  
MANUFACTURED HOME  
GRADE-ORIENTED INFILL

CONTEXTUAL ONE DWELLING  
CONTEXTUAL LARGE PARCEL ONE DWELLING  
CONTEXTUAL NARROW PARCEL ONE DWELLING  
CONTEXTUAL ONE/TWO DWELLING

R-1 or R-1s  
R-1N  
R-2  
R-2M  
R-MH  
R-CG

R-C1 or R-C1s  
R-C1L  
R-C1N  
R-C2

## 2. MULTI-RESIDENTIAL

PROPERTIES ALLOWING BUILDINGS WITH MORE DWELLINGS PER LAND AREA THAN ABOVE. THESE LAND USES COVER MULTI-FAMILY HOMES FROM TOWERS TO TOWNHOUSES, DEPENDING ON THE USE DESIGNATION



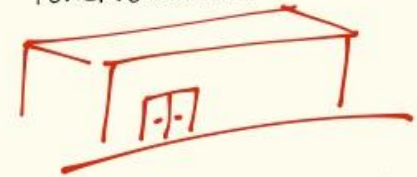
## 3. COMMERCIAL

PROPERTIES WITH COMMERCIAL "USES" SUCH AS OFFICE BUILDINGS AND RESTAURANTS MUST COMPLY WITH THE EXPECTATIONS OF THEIR USE CATEGORY. APPROPRIATE USES ARE DETERMINED BY THE PROPERTY'S LOCATION. IS IT A NEIGHBOURHOOD, COMMUNITY, OR REGIONAL-SCALE SERVICE?



## 4. INDUSTRIAL

INDUSTRIAL USES COVER LARGE, LOUD, OR OTHERWISE DISRUPTIVE ACTIVITIES SUCH AS AN EQUIPMENT YARD OR POWER GENERATION FACILITY.



INDUSTRIAL USES ALSO COVERS SPECIALIZED RESEARCH, MANUFACTURE AND OFFICE SPACE

## 5. SPECIAL

SPECIAL USES INCLUDE SCHOOLS, CHURCHES, AND COMMUNITY CENTRES PARKS, AND OTHER UNIQUE USES.

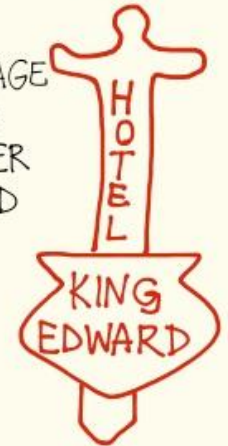


## 6. CENTRE CITY



## 7. CENTRE CITY EAST VILLAGE

BECAUSE OF THE SHEER AMOUNT OF CHANGE OCCURRING IN THESE AREAS, BOTH THE EAST VILLAGE AND CALGARY'S CITY CENTRE NEIGHBOURHOODS HAVE DEVELOPED COORDINATED PLANS, AND AS PER THE LAND USE BYLAW (1P2007) ARE TO BE TREATED A BIT DIFFERENTLY FROM THE REST OF THE CITY.



# THE DEVELOPMENT AUTHORITY

(This is "City Administration.")

THE DEVELOPMENT AUTHORITY IS IN CHARGE OF MAKING SURE THAT THE CITIZENS OF CALGARY (AND ANYONE ELSE WHO WANTS TO BUILD HERE) FOLLOW THE RULES THAT COUNCIL PASSES (THE "LAND USE BYLAW"). THEY HAVE FINAL APPROVAL AUTHORITY ON ANY DEVELOPMENT OR BUILDING PERMITS. AS LONG AS THE PROPOSED CONSTRUCTION IS ALLOWED IN THE BYLAW, IT WILL BE APPROVED. SOMETIMES, THE BYLAW STATES THAT THE DEVELOPMENT AUTHORITY MUST "USE DISCRETION". THIS IS NOT PERMISSION TO APPROVE WHAT THEY PLEASE. THEY MUST APPLY SOUND PLANNING PRINCIPLES, WHICH THEY CAN DEFEND TO THE APPEALS BOARD, SHOULD AN APPEAL BE MADE.

ADMINISTRATION (THE DEVELOPMENT AUTHORITY), DECIDES ON ALL MATTERS OF PROPOSED BUILDINGS AND PROPOSED CHANGES TO EXISTING BUILDINGS.

IE.  APPROVED

IE.  DENIED

PROPER?  
PLUMBING

STAIR  
RAILING  
HEIGHT?

BUILDING  
TOO TALL?

BASEMENT  
WINDOW  
SIZE?

BUILDING PERMITS ARE (GENERALLY) FOR SMALL PROJECTS, OR SMALLER CHANGES TO EXISTING BUILDINGS. DEVELOPMENT PERMITS ARE FOR LARGER CHANGES, OR NEW BUILDS. A BUILDING PERMIT ENSURES THE BUILDING CODES ARE MET.

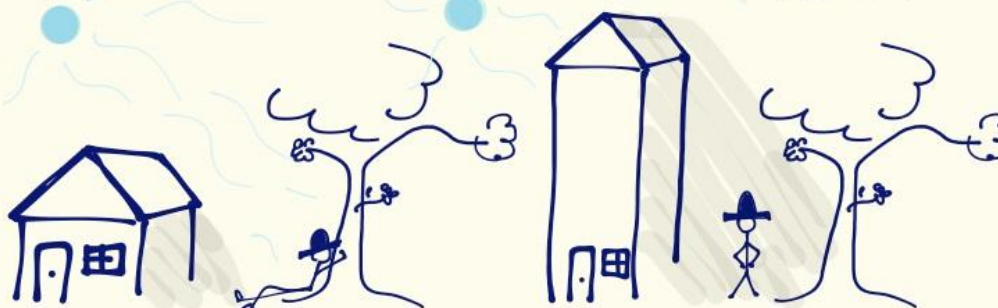
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## THERE ARE 2 TYPES OF APPLICATIONS

### DEVELOPMENT PERMITS

A DEVELOPMENT PERMIT MAKES SURE THE PROJECT IS ALLOWED ON THE PROPERTY ACCORDING TO THE USE DESIGNATION COUNCIL HAS APPROVED FOR THAT PROPERTY. IT ENFORCES LAWS AT THE MUNICIPAL LEVEL.

IF YOU'RE GOING TO MAKE YOUR BUILDING LARGER OR START A HOME BASED BUSINESS, YOU WILL PROBABLY NEED A D.P. COMMERCIAL BUILDINGS WILL START HERE IN THE PROCESS IF THEIR LAND IS ALREADY APPROVED FOR THEIR INTENDED USE OF IT.



### BUILDING PERMITS

A BUILDING PERMIT IS DESIGNED TO ADDRESS SAFETY ISSUES, AND ENSURES YOUR PROJECT IS "UP TO CODE." THE CITY OF CALGARY INSPECTS BUILDINGS ON BEHALF OF THE VARIOUS CODES AUTHORITIES AT THE PROVINCIAL LEVEL.

BUILDING PERMITS MAKE SURE YOUR PROJECT WON'T...  
**SQUASH YOU,**  
**POISON YOU,**  
**FLOOD YOU, OR**  
**BLOW YOU UP.**

PROPER BUILDING TECHNIQUES ADDRESS MOLD, CARBON MONOXIDE, &

THE ALBERTA BUILDING CODE MAKES SURE YOUR WALLS STAY UP.

HEATING, VENTILATION, AIR CONDITIONING, AND ANY GAS FITTING MUST BE DONE

THE NATIONAL PLUMBING CODE MAKES SURE YOUR TOILET WATER IS IN YOUR SINK