



For the Planning and Land Use Committee meeting of January 28 2016

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**Date:** Monday January 18      **From:** Mayor Helps, Councillor Madoff, Councillor Isitt

**Subject:** Review of CALUC Process

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### **Background**

In 2005 City Council, the Neighbourhood Associations and the Urban Development Institute agreed on a Community Association Land Use Committee structure and process. The process was reviewed two years in and then on an ad hoc basis since then. The last review was done in 2011.

At a recent gathering of the Community Association Land Use Committee Chairs, City Council and senior staff, we learned that each neighbourhood has its own unique CALUC process. We've heard from the development community having that a different process and different expectations in each neighbourhood is challenging. We have heard that some neighbourhoods would like more support in CALUC. We have also heard clearly a desire a role for City staff in more complex proposals. We know that urban design in the 21<sup>st</sup> century must reflect the hopes, desires and aspirations of current residents at the same time as we build the city for the future. We've had two examples so far in this term of Council (St. Andrew's and Cook and Oliphant) where land use applications result in uncertainty, unease and unnecessary conflict for both the neighbourhood and the developer.

### **Recommendation**

That Council direct staff to work with the Neighbourhood Associations, the Community Associations Land Use Committees and the Urban Development Institute and report back to Council with recommendations on potential improvements to the CALUC process, considering, but not limited to the following items (recognizing that more issues and ideas will arise during discussions):

1. Create a process to ensure that for large/complex/significant projects there is an opportunity for the developer to convene neighbourhood residents and business owners early in the process to canvas neighbourhood hopes, dreams and aspirations that might be included in the development.
2. Contemplate a role for City staff (from the Sustainable Planning and Community Development Department, the Neighbourhood Unit or both) as facilitators of the CALUC process for complex applications. The role of the facilitator is to convene the conversation as well as to provide pertinent, fact-based information relating to City policy as it relates to the proposed development and/or surrounding land use context.

3. Create a cohesive, transparent process that each neighbourhood must follow in order to create ease and information sharing between neighbourhoods and predictability for the development community.
4. Ensure that each CALUC has a process for inviting neighbourhood residents on an annual basis to consider participating on the CALUC and a fair, transparent and inclusive for selecting members.
5. Review the current referrals to CALUC and then make clear and transparent which items, if any in addition to development applications, are required to be referred to a CALUC meeting and which are not.

**Respectfully Submitted,**



Mayor Helps



Councillor Madoff



Councillor Isitt