



Community Charter

Elbow Park Residents' Association



ELBOW PARK COMMUNITY CHARTER

February 2005

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1 Purpose

As a result of the ongoing growth in Calgary's population and increasing demand for inner-city housing, established communities have felt the pressure of development within their boundaries. Inner-city neighbourhoods, such as Elbow Park, are viewed as desirable locations for redevelopment. To promote redevelopment that is sensitive to the neighborhood, there is a need for a clear description of the community's character and vision.

The purpose of the Charter is to communicate this information to property owners, architects, developers and planners within Calgary. Elbow Park wants to provide these groups with the planning considerations the community perceives to be most important when evaluating development permits. *The Elbow Park Charter* will provide these groups with a consistent perspective and guide to assist when submitting and reviewing development applications.



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2 Vision

In our Vision, Elbow Park Is...

...A People-Friendly Neighborhood

A safe, clean, comfortable and accessible place for residents and visitors alike.

A neighbourly community that supports a sense of belonging.

...A Distinctive Landscape

A community that exhibits nature's ambience through the mature, tree-lined streetscapes and park-like charm of private and public spaces.

A community that protects a diversity of topography, including the river valley and natural vegetation, where mature trees and native species are valued.

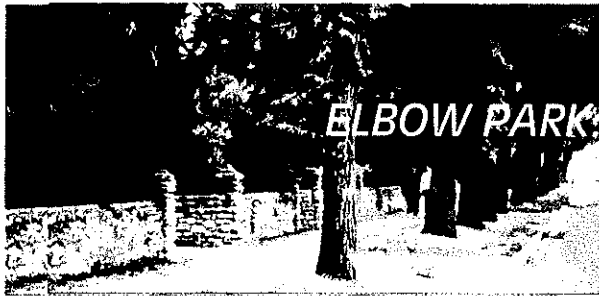
...A Link to the Traditions of the Past

A community that builds upon the legacy of quality design.

A community that reflects an historical city neighbourhood that includes older homes representative of pre-1940's architectural styles as well as new sensitively-designed homes.

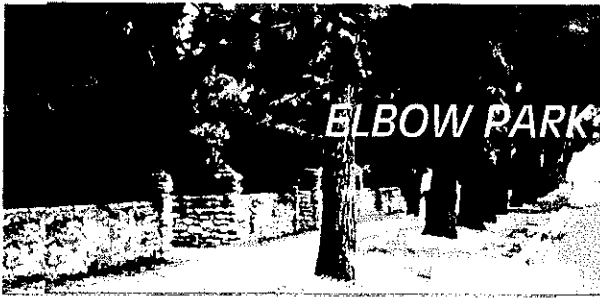
...Represented by a Spirit of Openness and Involvement

A community that creates a transparent and responsive relationship with community members, architects/designers and the City of Calgary Planning.



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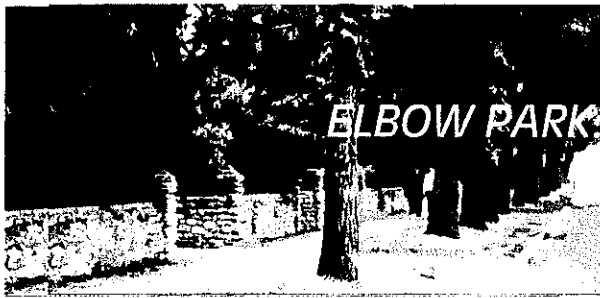
2.1 ***A People-Friendly Neighbourhood***

A safe, clean, comfortable and accessible place for residents and visitors alike.

A neighbourly community that supports a sense of belonging.

Design Principles:

- Sustain Elbow Park's accessibility and connection to the City core and the river valley pathway system.
- Maintain a narrow street layout framed by sidewalks that supports community life through its existing scale and character.
- Promote rear-lane parking to accommodate residents.
- Incorporate people-friendly design elements such as front verandas and rear detached garages.
- Maintain R-1 zoning.



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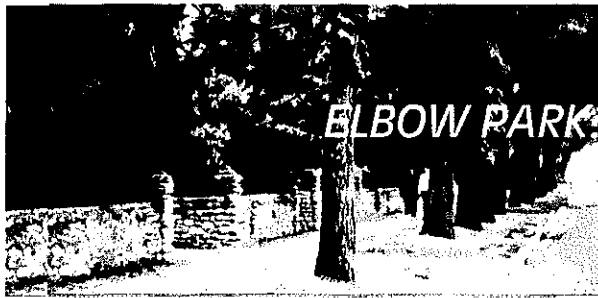
2.2 *A Distinctive Landscape*

A community that exhibits nature's ambience through the mature, tree-lined streetscapes and park-like charm of private and public spaces.

A community that protects a diversity of topography, including the river valley and natural vegetation, where mature trees and native species are valued.

Design Principles:

- Protect and enhance existing green spaces.
- Ensure existence of mature trees and vegetation by ongoing care and managed replacement.
- Maintain uninterrupted linear sidewalks that create a pedestrian-friendly walkway under a canopy of mature trees.
- Minimize the use of pavement/concrete. Promote the use of permeable paving particularly on properties adjoining the riverbank.
- If the development adjoins riverbank, environmental reserve or escarpment, the new development will respect the principles supported or promoted by the River Valleys Committee. Replant interfaces with native species or groundcover in preference to non-native species or concrete retaining walls.
- When building, replace mature trees and existing shrubs that are removed with those of similar size as per "Landscape Replacement Formula" Appendix 8 in the 'Guidelines for Established Communities'
- Protect existing trees during construction from root compaction and severance as well as dehydration.



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2.3 ***A Link to the Traditions of the Past***

A community that builds upon the legacy of quality design.

A community that reflects an historical city neighbourhood that includes older homes representative of pre-1940's architectural styles as well as sensitively-designed new homes.

Design Principles:

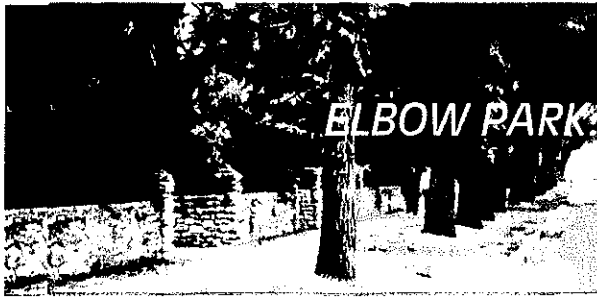
- New construction and renovation continues to maintain the character and scale of existing development and streetscapes.
- Adhere to the City of Calgary *Land Use Bylaws* and *Low Density Residential Guidelines for Established Communities* with respect to height, massing, setbacks and positioning of garages thereby respecting the existing streetscape as well as minimizing unnecessary overlooking and obstruction of sunlight.
- Respect privacy through generous side yards and front/back extensions that are consistent with existing housing. Restrict front projection (including the garage) to no greater than 2.0 meters forward from adjacent neighbours' front façade wall.
- Follow existing land use and lot patterns.
- Maintain lot scale by not permitting subdivision of larger lots if inconsistent with streetscape.
- Integrate new rooflines/pitches with adjacent rooflines.
- Maintain sensitivity to the existing streetscape by designing front elevations to be consistent with existing homes, i.e. level of windows, eaves and front entries. Include elements common to the streetscape such as articulation to facades, porches, gables, rooflines, quality window construction/detailing.
- Retain the quality character of Elbow Park's architecture through compatible design and the use of quality materials and finishes. Common existing materials include: brick, timber, wood siding and stucco.



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- Respect the recommendations of the *Low Density Residential Housing Guidelines for Established Communities* by supporting front drive garages only where rear lane access is not available. Ensure that rear garages are separated from the house (no breezeways) and positioned to the rear of the yard so as to preserve the sunlight, feeling of space, and neighbourly contact that is typical of Elbow Park. Recommend that garages not dominate the lot (i.e., not more than a double garage on a lot 50' or smaller), have the minimal amount of paved driveway, and if front attached garages are unavoidable because of no rear access they must be as unobtrusive as possible.
- Eliminate light pollution and reduce the impacts of outside house lights on adjacent properties through appropriate positioning or the use of shielded lighting.



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2.4 Represented by a Spirit of Openness and Involvement

A community that creates a transparent and responsive relationship with community members, architects, designers, developers and the City of Calgary Planning.

Principles:

- The City of Calgary continues to circulate to the Development Committee all development permit applications that fall within the community boundaries. Build in a process for follow-up discussion by the City Planners with the Elbow Park Community Development Committee, to explain when their decisions contravene the expressed wishes of the Elbow Park community. When plans are modified after the Development Committee has responded, these modified plans shall be forwarded to the Development committee within the appeal period.
- Encourage applicants to present their proposed developments to neighbours and the Development Committee in the early design stages in order to minimize conflict.
- Development Committee members facilitate discussion between neighbours, developers and architects and, as well, help residents understand the relevant building policies.
- During construction, developers/builders will take reasonable steps to avoid negative impacts on neighbours' convenience and quality of life.





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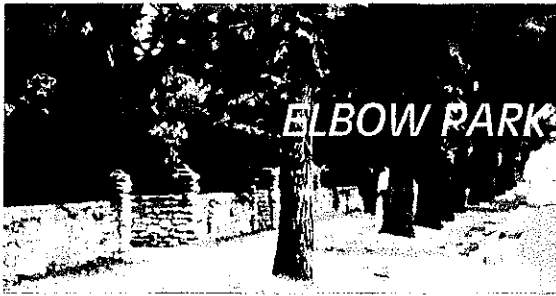
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3 DP Review Checklist

Listed below are some of the factors typically considered by the Development Review Committee when reviewing a development permit application. The Committee routinely refers to the *Land Use Bylaws*, the *Low Density Residential Guidelines for Established Communities* and the *Elbow Park Community Charter*. A site visit is typically performed and surrounding neighbours are notified of the review meeting.

1. Building envelope assessment including height, setback and lot coverage in relation to adjacent homes. Note if either adjacent home is a bungalow.
2. Setbacks (front, back and side yard: consider lot plot and adjacent homes).
3. Lot coverage.
4. 60/40 lot line.
5. Review positioning of building relative to other homes, note where an existing one-floor addition or garage juts in front of neighbouring homes. (Check that a new 2nd floor addition respects the streetscape.)
6. Garages to be rear detached where proper rear lane access exists.
7. Sufficient mature landscaping to be preserved.
8. If a new development adjoins riverbank, reserve or escarpment, check for incursions on native vegetation, replanting with native species/groundcover. Request input from the River Valleys Committee. Check amount of concrete paving which is to be minimized where possible.
9. Assess window placement to respect privacy issues.
10. Check for compatibility with surrounding houses and streetscape.
11. Balcony placement in front only.
12. Preserve neighbours' light for house and for yard as much as is reasonably possible.
13. Assess if quality of proposed materials are typical of those used in Elbow Park.
14. Review impacts of construction on neighbours' retaining walls and tree roots.



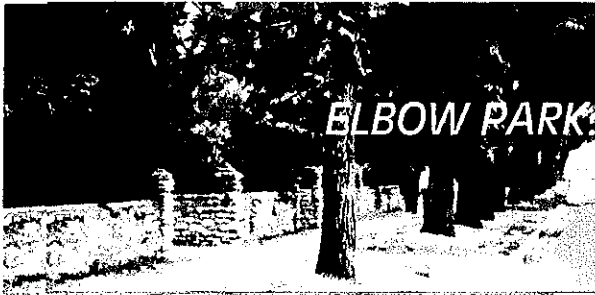


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4 Governance

Person	Role	Responsibilities
EPRA President	Liaison	Liaises with FCC and EPRA Board
		Inter-Committee Liaison Articles for Newsletter Leads communications - redirects inquiries to appropriate committee member Attends FCC meetings. - forwards relevant decisions/information to the Development Committee - requests item be placed on agenda Collects hard copies of response letters and places them in community association building
DEVELOPMENT REVIEW COMMITTEE		
Chair	Chair	Meeting facilitator Agenda author Communications with committee Determines range of member representations - solicits involvement by placing notice in newsletter - phones individuals Receives DP circulations from The City Forwards DP to designated committee member Educates community members, architects and developers on the committee process and Community Charter.
Members	DP Circ Review	Receives DP from Chair Reviews DP with regard to reference documents (Chapter 6) Presents to Committee Notifies members and neighbours affected by DP Writes committee response to City Planner including committee and neighbours' comments

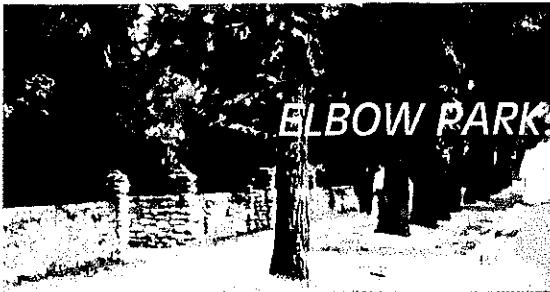


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Person	Role	Responsibilities
		<p>Requests additional information from City as necessary.</p> <p>Liaises with River Valleys Committee and other external stakeholders for input.</p> <p>Responds to residents' questions re: proposed development.</p> <p>Presents on-going concerns in neighbourhood regarding development to Committee members at monthly meetings</p>





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5 *Rules of Order*

The following rules of order are to be followed at all Development Review Committee meetings:

1. Minimum number of members for quorum: 4 members.
2. Chairperson chairs and facilitates all meetings. When unable to, the Co-chair will perform duties. If unable, then members vote for a member to chair meeting.
3. Decisions made by those in attendance of the Development Committee shall not be revisited.
4. At each meeting a record will be kept of the Development permits discussed at the meeting, the members presenting, and attendees.
5. When the Committee cannot reach a decision, the different opinions will be reflected in the response letter to the City.
6. Hard copies of the response letters will be placed in a binder stored at the EPRA office.
7. The committee shall decide which Circulation Response Letters require circulation to all members. Circulate letters to Elbow Park Residents' Association Board representative.
8. Meetings are held as required and called by Chair.
9. A decision to appeal a Development Permit application requires a minimum vote of 2/3 of the available committee member's present at meeting.
10. Members agree to disagree.

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6 Reference Documents

1. Low Density Residential Housing Guidelines for Established Communities
2. City of Calgary Bylaws
3. Elbow Park Community Charter
4. Calgary River Valleys Plan – Elbow River (1984)
5. Floodway/Floodplain Maps – Bylaw 10P96 Aerial Photos (1999)
6. Community Profile – Elbow Park (updated yearly on the City of Calgary web site.)
7. Inner City Plan (1979)

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