



WILDWOOD COMMUNITY – DEVELOPMENT CHARTER

Wildwood Community Association - Development Committee
January 2009

Wildwood Community Association Development Charter

Table of Contents

1 Purpose	3
2 Vision	4
2.1 A People-oriented neighbourhood	5
2.2 Proud of our landscape	6
2.3 Supportive of “contextual” development	7
2.4 Committed to community involvement	8
3 Development Permit Review Checklist	9
4 Homeowner’s Checklist	10
5 Reference Documents	11
6 Community Map	12

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 Wildwood, are viewed as desirable locations for redevelopment. To support redevelopment that is sensitive to the current context of the neighbourhood, there is a need for a clear description of the community’s character and vision for future development.

Our goal with this document is not to tell people what to build or what their homes should look like. We want to express the ‘idea’ of Wildwood and what types of things we value in our community. We hope this community ‘feeling’ will be taken into consideration by developers of residential and commercial building projects.

Wildwood Community Association actively participates in the Municipal review process for Development Permit applications located within Wildwood and adjacent communities. The Association strives to provide thoughtful and consistent perspectives on development issues affecting the Community. The purpose of this Charter is to provide property owners, architects, developers and planners contemplating projects affecting Wildwood with the planning considerations the community perceives to be most important when evaluating development permits. This Charter is a companion document to the applicable City of Calgary guidelines and by-laws.

The Committee will include up to five community members and will report to the Board of Directors of the Wildwood Community Association. The Committee will review Development Permit applications and prepare comments based on the guidelines set out in this document. Information will be posted on the Community website and in the Warbler to keep residents informed. Committee members will not be allowed to partake in any decision that would be considered a conflict of interest to the member. All information received and created by the Committee will become part of the records of the Community Association, and as such will be subject to public review as per the Community Association by-laws.

2 Vision

In our Vision, Wildwood Is...

... A People-oriented neighbourhood

- ❖ A community with all the elements to attract and sustain the demographic diversity that makes Wildwood a vibrant place to live.
- ❖ A community with a strong emphasis on quality of life.

... Proud of our landscape

- ❖ A community that is a guardian of the south escarpment of the Bow River including Edworthy Park and as such strives to ensure that this natural area is not adversely impacted by any new development.
- ❖ A community that is integrated with the natural environment on its borders through care and attention to public and private spaces.

... Supportive of “contextual” development

- ❖ A community that has matured and become unique due to its proximity to the downtown core and nature.
- ❖ A community where the development context¹ is defined by residences scaled to the lot size to maintain a reasonable balance between developed and undeveloped space.

... Committed to community involvement

- ❖ Supported by a Community Association that has provided a focus for social, recreational, environmental and developmental activities for over fifty years.
- ❖ A community that participates actively in civic processes by being responsive to community member input and development applications.

¹ Context:

“A design which respects its context is based on a careful analysis of the adjacent homes on the street and the broader community. This procedure provides the basis for sensitive design of the infill project. Previous insensitive development in the community should not be used as a point of reference. A massive home that ignores the fact that it is an infill project in an older inner city neighbourhood, comprised predominantly of small homes, does not respect its context.”
(Low Density Residential Infill Housing Guidelines for Established Communities, Section 4.2)

2.1 A People-oriented neighbourhood

- ❖ A community with all the elements to attract and sustain the demographic diversity that makes Wildwood a vibrant place to live.
- ❖ A community with a strong emphasis on quality of life.

Design Principles:

- Maintain uninterrupted and level sidewalks to support a pedestrian-friendly walkway under a canopy of mature trees.
- Maintain access points from the Community to Edworthy Park and pedestrian paths.
- Promote use of rear-lanes for parking access and service entrances for maintenance providers to retain the streetscape for residents.
- Encourage people oriented design elements such as front verandahs, patios and rear detached garages.
- Maintain Residential – Contextual One Dwelling District (R-C1) zoning².

² R-C1 – The Residential - Contextual One Dwelling District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of single detached dwellings in the developed area. *City of Calgary Land Use Bylaw 1P2007*

2.2 Proud of our landscape

- ❖ A community that is a guardian of the south escarpment of the Bow River including Edworthy Park and as such strives to ensure that this natural area is not adversely impacted by any new development.
- ❖ A community that is integrated with the natural environment on its borders through care and attention to public and private spaces.

Design Principles:

- Protect and enhance existing public and private green spaces.
- Ensure existence of mature trees and vegetation by ongoing care and managed replacement.
- Encourage extensions of the natural environment, which surrounds Wildwood, into the cultivated urban environment.
- Protect existing trees during construction and replace mature trees and existing shrubs with those of similar size per the “Landscape Replacement Formula” Appendix 8 in the *“Low Density Residential Infill Housing Guidelines for Established Communities”*.

2.3 Supportive of “contextual” development

- ❖ A community that has matured and become unique due to its proximity to the downtown core and nature.
- ❖ A community where the development context is defined by residences scaled to the lot size resulting in an overall lower intensity of development.

Design Principles:

- Wildwood Community advises that the *“Low Density Residential Infill Housing Guidelines for Established Communities”* are to be closely adhered to by proponents of development within Wildwood. If a Development Application deviates from these Guidelines, the onus shall be on the Applicant to fully demonstrate that such deviation is consistent with Wildwood context to the satisfaction of the Development Committee and adjacent residents.
- Maintain Wildwood’s low intensity development by retaining existing side setbacks to accommodate mature foliage between dwellings. Specifics on height restraints, proportional massing and sensitive scaling are defined in the City of Calgary’s *“Low Density Residential Infill Housing Guidelines for Established Communities”*.
- Development within Wildwood must be sensitive to adjacent houses with respect to building mass and height. Consideration should also be given to a neighbour’s loss of light and privacy as a result of development.

2.4 Committed to community involvement

- ❖ Supported by a Community Association that has provided a focus for social, recreational, environmental and developmental activities for over fifty years.
- ❖ A community that participates actively in civic processes by being responsive to community member input and development applications.

Design Principles:

- Wildwood has prepared this Development Charter to provide focus and clarity to the concept of a community “context”. The Community encourages proponents of developments to seek input from neighbours or the Development Committee. Wildwood residents are an important resource offering valuable insight when considering the matter of Context.
- Potential applicants should present their proposed developments to neighbours and the Development Committee in the early design stages.
- The City of Calgary circulates all Development Permit applications that fall within the community boundaries to the Development Committee.
- Applications are reviewed according to Section 3 below and written comments are provided to the City of Calgary in accordance with the City’s application process.
- Development Committee members can facilitate discussion between neighbours, developers and architects and, as well, help residents understand the relevant development policies. Compliance with City of Calgary bylaws is expected, including construction site safety standards.
- Homeowners are responsible for the actions of their developer/builder. During construction, developers/builders are expected to take reasonable steps to avoid negative impacts on neighbours’ convenience and quality of life.
- The Development Committee’s recommended response on a specific Development application may be discussed at a regularly scheduled Community Association meeting.

3 *Development Permit Review Checklist*

The City of Calgary circulates all Development Permit applications that fall within the community boundaries to the Development Committee. If plans are modified after the Development Committee has responded, these modified plans shall be forwarded to the Development committee within the appeal period.

Listed below are some of the factors typically considered by the Development 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 this *Wildwood Community Development Charter*. Site visits are typically performed and surrounding neighbours are notified of the review meeting.

1. Building envelope assessment including height and lot coverage in relation to adjacent homes.
2. Setbacks (front, back and side yard: consider lot plot and adjacent homes).
3. Lot coverage.
4. Review positioning of building relative to other homes and note where an existing one-floor addition or garage juts in front of neighbouring homes.
5. Garages to be rear detached where proper rear lane access exists. Where rear access is not possible, garages should be noninvasive to the streetscape.
6. Sufficient mature landscaping to be preserved.
7. Assess window placement to respect privacy issues.
8. Check for compatibility with surrounding houses and streetscape.
9. Preserve neighbours' light for house and yard as much as is reasonably possible.
10. Assess the quality of proposed materials.
11. Review impacts of construction on neighbours' retaining walls and tree roots.

4 Homeowner's Checklist

The Wildwood Community Association Development Committee has prepared this list for homeowners to use to help with the process of a development permit. This list is not comprehensive and the homeowners should fully investigate the detailed steps in this process.

1. Check the City of Calgary website for a complete list of required documents for a development permit application.
2. Work with a reputable designer and builder for your project. Builders are required to hold a valid City of Calgary business license. Check with the City and other associations for information on your builder.
3. Check Better Business Bureau and industry associations for background on builder.
4. Check builder's references.
5. Investigate builder's insurance.
6. Try to involve your neighbours as much as possible during the design phase.
7. Plan demolition schedules with your contractor to limit any inconvenience for your neighbours and inform them of the schedule.
8. Contact the Wildwood Community Association Development Committee once plans are finalized.

5 Reference Documents

1. Low Density Residential Housing Guidelines for Established Communities
2. City of Calgary Land Use Bylaw 1P2007
3. Wildwood Community Charter
4. Wildwood Community Profile –updated yearly on the City of Calgary web site.

6 Community Map

