

APPLICATION COMPLEXITY - REZONING

	Non-complex	Complex	Very Complex
Application characteristics *Categories of other LDA files to the discretion of the Senior Planner	<ul style="list-style-type: none"> Low density to low density No change in the Neighbourhood Plans land use designation Does not merit the City to host a public event Aligns to City guidelines, (eg. TOD Guidelines) Minimal servicing / infrastructure and technical report implications 	All rezonings that are neither <i>non-complex</i> or <i>very complex</i> including but not limited to: <ul style="list-style-type: none"> Direct Control Zones (DC1/ DC2) Special Area Zones 	<ul style="list-style-type: none"> Include unique infrastructure proposals Are expected to undergo multiple iterations through the application review process Are of a scale that will significantly change the City landscape
Processing Requirements	<ul style="list-style-type: none"> Does not require a pre-application meeting 2 week circulation No public consultation event Planning application webpage does not need to be created Any escalation would elevate application to a complex file 	<ul style="list-style-type: none"> Pre-application meeting recommended. An application will take longer without a pre-application meeting 3 weeks for 1st circulation 2 weeks for 2nd circulation Requires a webpage for public information 	<ul style="list-style-type: none"> Pre-application meeting required. An application will take longer without a pre-application meeting May include more circulations May require 2 public events Contact with the Client Liaison Unit
Target rezoning timeline (City and Applicant)	90 calendar days (approx. 3 months)	160 calendar days (approx. 5.5 months) <ul style="list-style-type: none"> If a pre-application meeting is held Files may take longer without a pre-application meeting 	Will be determined at the Pre-Application Meeting
Target City Time	70 calendar days	105 calendar days	
Assumptions:	<ul style="list-style-type: none"> That notifications/ public event will not extend timelines 	<ul style="list-style-type: none"> Goal of 2 circulations Pre-application time is not included in the timeline Timelines are for rezonings and not any other types of associated files. That notifications/ public event and EDC will overlap with the applicant's review time 	
Disclosure - Applications that go to EMRB may impact timelines. - Timelines will start to be measured starting January 1, 2020			