



Infill Fast Track Program 2.0 (IFTP)

IFTP Development Permit Catalogue

What you need to know

- The designs in the IFTP Catalogue are renderings of more detailed designs that are eligible for submission in an Infill Fast Track Program 2.0 (pilot) application. This is a Development Permit application. Contact the design owner directly to determine their conditions and costs for use of their designs. No use can be made without their permission.
- The Designer or their business must be the applicant on your behalf to apply for the IFTP 2.0 (pilot) Development Permit application.
- Selecting one of these designs may result in a faster Development Permit approval, however, there is no guarantee of approval or expedited review. Development Permit applications for this built form are Discretionary applications, subject to a planning policy review, allow for public commentary and are subject to appeal.
- IFTP applications may be diverted to the regular application review at any time. Only exterior colour or comparable minor changes that do not require a new Land Use Bylaw check or Building Code review are allowed to stay in the IFTP 2.0 (pilot) application stream.
- Some sites will have constraints that do not allow for processing in the IFTP 2.0 (pilot) project. Using the IFTP Parcel Eligibility Navigator or an inquiry with the IFTP File Management team can assess whether your site is suitable for the project.

Check that your site is:

- Zoned Residential – Grade-Oriented Infill (R-CG) District
- Aligns with the statutory policy of the area
- Minimum lot size of 50' x 120' (6000 sq ft)
- Site slope is no greater than 6%, with no retaining walls
- Adjacent to a lane of at least 6.1 metres
- Directly connected to sanitary, storm, and water services

And is Not:

- located on a designated Main Street
- located within a public realm setback
- located within a flood risk area
- located within the Western Headworks Canal Catchment Area
- designated as a Municipal heritage resource or within a Heritage Guideline Area within the Local Area Plan

* Additional site requirements may affect suitability. Suitability is at the discretion of the City of Calgary.

- Many professionals and designers can assist you in making applications for Development Permits and other related permits.
- Certain catalogue designs require a Subdivision application before proceeding to a Building Permit. All designs require a Building Permit.

There are many other risks and requirements that can impact the ability to develop, and this information provides some details specific to the IFTP Development Permit only. It is the property owners' responsibility to ensure they are compliant with all other requirements.