

**Calgary Planning Commission Member Comments**



For CPC2020-0587 / LOC2019-0188  
heard at Calgary Planning Commission  
Meeting 2020 June 04



Member	Reasons for Decision or Comments
<p><b>Commissioner Scott</b></p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>• I am in support of the proposed land use redesignation, overall height (45m) and density (base and bonus) contained in the proposal as they align with the draft, forthcoming Historic East Calgary ARP.</li> <li>• The subject site is located within the TOD area of the future 12 Street Inglewood Green Line LRT station, and the proposal represents a significant supporting development opportunity that aligns with City investment in mass transit.</li> <li>• The proposed redesignation yields a DC district responsive to local context that manages upper floor massing, street interface, north lane interface, and mitigation of impacts on adjacent use to the north (Inglewood Lawn Bowling site), and is to be commended for bringing forward a project that advances the objectives of the Main Street program and forthcoming local area plan, and advances larger concepts such as interfacing with and activating the rear lane.</li> <li>• The bonusing items and methodology are generally acceptable and would be expected to add value to the public realm, preservation and recognition of historical built assets (CIBC building), and the larger community.</li> <li>• The revised DC bylaw provides the additional clarification of details and minimum standards I was looking for in supporting the referral motion at the May 7 CPC meeting.</li> <li>• Finding consistency across areas / neighbourhoods when evaluating and applying new bonusing schemes is extremely challenging in the absence of as-yet undeveloped city-wide policy due to unique local characteristics and needs of specific areas. It is becoming clear that bonusing is generally best applied within a local area plan or district scale, with higher-level city-wide policy of a more general nature to guide local area policy. Revisions to the proposed DC in this case assist with the development of bonusing standards for the Historic East Calgary plan and the 9th / Atlantic Avenue Main Street zone.</li> <li>• Administration and applicant are to be commended for working diligently on the bonusing clarification issue in order to return the application to Commission ahead of the referral deadline set at the May 7 CPC meeting.</li> <li>• The applicant's efforts to support additional mitigative measures with respect to the Inglewood Lawn Bowling facility at the DP stage should also be acknowledged.</li> </ul>

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	<ul style="list-style-type: none"><li>• As a general comment on process, I do not support an unsolicited third party 'peer review' of City of Calgary administration's planning work, or the City's properly engaged consultants, on major planning policy such as local area plans. The City has an established engagement process in place and allowing an 'outside' component external to established process seems counterproductive.</li></ul>
<b>Commissioner Palmiere</b>	<p>Reasons for Approval</p> <ul style="list-style-type: none"><li>• I support this application for the following reasons:<ul style="list-style-type: none"><li>• The proposed height and density are appropriate at this location. It's an important intersection and node within Inglewood that is currently underdeveloped.</li><li>• The additional clarity on the density bonusing provides clear articulation of public benefit. It is important to recognize that these contributions are voluntary as there isn't an approved bonusing structure in the existing or proposed Local Area Plans.</li><li>• Importantly, second and third reading of this land use guarantees the preservation of an important heritage resource which is vital to the continued success of the 9th Avenue Main Street.</li><li>• This site is an important placemaking opportunity. The proposed development elegantly juxtaposes heritage with contemporary architecture and will positively add to the Main Street fabric of Inglewood.</li></ul></li></ul>