

Calgary Planning Commission Member Comments



For LOC2018-0256 / CPC2020-1111
heard at Calgary Planning Commission
Meeting 2020 October 15



Member	Reasons for Decision or Comments
<p>Commissioner Scott</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> • Although the proposed redesignation does represent a significant change to the interface condition and informal use of the lands by neighbouring residents, I support this application for the following reasons: <ul style="list-style-type: none"> ○ The proposed outline plan design does an excellent job of minimizing impacts at the interface of the existing community by locating the R-1 zone adjacent similar R-1 lotting to the west, locating the multifamily site away from existing homes, and adds a stormpond and open space area at the north end of the outline plan area. These design solutions respond very well to concerns raised by stakeholders. ○ The applicant has chosen to reduce the density and built form of the proposed multifamily site to accommodate a ground-oriented product in response to community concerns. ○ The design incorporates an open space network that responds well to the localized community need to access the regional open space network which was otherwise occurring informally, and voluntarily provides public open space opportunities within the outline plan area. ○ The proposed linear buffer zone placed adjacent to the existing community further improves the interface condition and provides access to lots backing onto this zone. • Overall, this is a very good example of the repurposing of otherwise underutilized land in a new community context to achieve an outcome that is supported by higher level City policy. • The applicant is to be commended for a thorough and highly responsive community and stakeholder engagement process, which was evidently extremely comprehensive and has clearly resulted in design revisions to the outline plan that improve interface design conditions and accessibility in response to concerns raised.