

# Calgary Planning Commission Member Comments



For CPC2020-1343 / LOC2019-0191  
heard at Calgary Planning Commission  
Meeting 2020 December 03



Member	Reasons for Decision or Comments
<p><b>Commissioner Scott</b></p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>• Support the proposed DC (M-H2) bylaw in this location as it is consistent within the site's context, and the additional proposed 1 metre height to accommodate flood protection is appropriate.</li> <li>• Although I can appreciate current sensitivities around on-street parking, I would have preferred to see a parking "maximum" in the DC bylaw (or zero parking requirements) in this location given the site's proximity to LRT, walkability to the downtown core, regional and local pathway systems, and full local amenity / service base. In some locations (such as this one) it may also be appropriate to not mandate additional Class 1 bicycle parking to "offset" or provide license for an automobile parking 'relaxation' if the applicant can demonstrate other, potentially more effective secure bicycle parking solutions, for example in-suite solutions.</li> <li>• Given the project's intent to provide market affordable housing product, high cost of excavation and provision of underground auto and bike parking may impact affordability goals (for either rental or ownership tenures).</li> <li>• Applicant is acknowledged for a very comprehensive engagement process, as evidenced by HSCA support for the project in their written submission.</li> <li>• I note the HSCA's reference to a larger Mobility Study and encourage City Administration to explore if this can be delivered (perhaps incorporated within larger planned LAP work?), recognizing challenges of current fiscal constraints.</li> </ul>