

Calgary Planning Commission Comments

2022 February 24

On 2022 February 24, Administration presented this policy amendment application to Calgary Planning Commission (CPC) for feedback through a closed workshop-style session. This workshop generated a wide range of conversation, questions, and although no motion is passed by Commission, for those Commission members who commented directly on the proposal, there was general consensus for support of Administration's refusal recommendation.

Commission members commented on the proposal and cited following themes to express their concerns:

1. There should be a long-term outlook for the ability to develop these lands industrially.
2. This proposal will result in loss of employment uses in the area. It is important to maintain a balance between jobs and population in this area.
3. The infrastructure, budget and policy decisions were made based on the previous proposal for industrial development. It may be premature to convert these industrial lands to residential without considering the long-term opportunity.
4. This proposal will result in a relatively isolated residential neighbourhood with Stoney Trail to the south, Rail tracks to the west, industrial lands to the north and a mixed-use business park to the west.
5. The residents will have to travel a longer distance to access schools proposed to be located to the west residential communities.
6. The proposal lacks innovative elements in the residential design. It does not offer anything different than what is being offered already in the area.
7. Site context and locational factors such as access to major transportation corridors, goods movement, and connectivity to other industrial uses suggest this site is more appropriate for industrial development.

Commission members also discussed the following themes:

1. If we want to consider converting large areas of industrial lands or their portions to residential uses, there should be a holistic and comprehensive review of the area to understand infrastructure (transportation and servicing) and land use planning impacts, impacts on jobs to population ratios, and interface mitigation issues and opportunities.
2. It is important to diversify our economy, but we need to try achieving a balance recognizing regional market competition factors. We may explore some middle ground that can meet the common objectives with this proposal.