

Calgary Planning Commission Member Comments



For CPC2021-0191 / LOC2020-0106
heard at Calgary Planning Commission
Meeting 2021 March 18



Member	Reasons for Decision or Comments
Commissioner Scott	<p>Reasons for Approval</p> <ul style="list-style-type: none"> • Support the proposed redesignation at this location as it creates opportunity for re-use of a long-vacant site at modest density to provide potential for family-oriented housing, as well as potential for smaller entry-level units at higher density, all in close proximity to the existing Shaganappi Point LRT station. • The site and all proposed density is located within the TOD walk radius of the existing LRT station, and there is reasonable certainty the proposed access improvements forthcoming at the DP stage would improve pedestrian access to the platform from, through and adjacent to the site. • Although the highest density DC site is not located closest to the LRT station, the proposed DC MH-1 site does fall within the TOD walk distance, and has very direct access to the existing Bow Trail pedestrian overpass, thereby locating density close to a key easy pedestrian and cycling connection across Bow Trail, which also connects directly to Shaganappi Park and the larger community. • Conforms to TOD policies and objectives applicable to the site. • Allows for development this is contextually sensitive to community interface conditions.
Commissioner Palmiere	<p>Reasons for Opposition</p> <ul style="list-style-type: none"> • I do not support the application for the following reasons: <ul style="list-style-type: none"> • The application inappropriately uses Developing Areas base districts within an Established Area. • There are suitable districts crafted for Established Areas that provide the same built form outcome. • What this is does however is move all residential built forms to permitted instead of discretionary use. • There is no compelling rationale to circumvent typical planning processes – SDAB appeal, discretionary DP review, community circulation, etc – and provide the abbreviated review afforded to a permitted use application. • This is an important TOD site and it warrants full CPAG and community consideration as it builds out.

	<ul style="list-style-type: none">• It appears that the only compelling rationale for the districts is applicant risk mitigation which is not a planning consideration.• This is an unfortunate example of how our Discretionary Bylaw, which allows for comprehensive review, can be reduced to a Zoning Bylaw where outcomes cannot be significantly influenced/improved and where community input is muted.
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