

Calgary Planning Commission Member Comments



For CPC2022-1166/LOC2022-0164
heard at Calgary Planning Commission
Meeting 2022 November 03



Member	Reasons for Decision or Comments
<p>Commissioner Tiedmann</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This policy amendment is to allow for a "drive-thru" use which is allowed in the C-C1 district but specifically restricted in the East Stoney ASP. Given the location of the site in question, there will likely be a high volume of vehicular traffic and allowing for the drive-thru use will expand the viability of the site being developed. This amendment allows for the drive-thru use only on this specific site but will leave the restriction on drive-thrus in place for the remaining area covered by the ASP. To ensure the drive-thru is designed in a way that is still pedestrian and cycle friendly, I specifically requested that the DP come back through CPC for approval. Without this additional level of review/approval, I am concerned about the quality of the drive-thru interface with the pedestrian realm. I believe that approving additional vehicular focused uses without appropriate review/oversight could lead to poor future outcomes for a community which has only recently started to develop.
<p>Commissioner Pollen</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> Our current MDP does not support drive-thrus in NACs to ensure that small-scale, neighbourhood commercial centres focus on being walkable and bikeable, leaving heavily auto-orientated uses to the larger retail centres. <p>This site falls into the East Stoney Area Structure Plan, which includes a restriction on drive-thrus in NACs. The East Stoney ASP was approved in 2019 and is relatively current. At that time, the land developer did not seek to include an exemption to the MDP for Homestead as they felt the commercial could be viable without them.</p> <p>Council has recently declared a Climate Emergency. To help reach the targets Council has set, ensuring new developments explore every opportunity to reduce their carbon footprint is critical. Auto-orientated uses are not in line with this objective.</p> <p>Homestead is a smaller community. It is unlikely to have some of the more modern recreation centres and amenities families frequent for activities meaning families may have to shuttle</p>

	<p>children out of the community for many activities. I recognize that drive-thrus can offer an important service to families and individuals, making the community more convenient.</p> <p>How I interpreted the planning rationale in the report and the presentation was that this is the sole commercial location in Homestead. There are no other opportunities for a drive-thru in this community; therefore, an exception to the MDP and East Stoney ASP policy is appropriate.</p> <p>Given the size of the Homestead and the modern way families live, I am willing to accept the planning rationale; however, my support of adding a drive-thru is contingent on the developer providing a best-in-class result that is complementary to the active frontage and pedestrian-oriented objectives of the NAC.</p> <p>When a developer requests a significant departure from the MDP policies and wishes to add an auto-orientated use that will make hitting our climate goals more complex, they should be prepared for a rigorous review. Making Calgary Planning Commission the approving authority will offer an additional check and balance before this discretionary drive-thru use is approved.</p>
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