

Calgary Planning Commission Member Comments



For CPC2022-1329 / LOC2022-0131
heard at Calgary Planning Commission
Meeting 2023 February 9



Member	Reasons for Decision or Comments
Commissioner Tiedemann	<p>Reasons for Approval</p> <ul style="list-style-type: none"> Redesignation to change form R-C2 to MU-1f3.6h23 along an identified main street. This application makes a lot of sense in this location as it is contextually appropriate given the scale of adjacent redevelopment projects. The work being done by the city related to the 33rd Ave and 34th Ave street scape upgrades will also ensure that this area receives amenity upgrades that should come along with increased density in our established area communities. Projects such as this go a long way towards helping the city achieve the 50/50 growth targets set out in the MDP. I would like to add that the amendments to the 2 exiting ARP's create an odd division in the community in terms of the boundaries of the Marda Loop and South Calgary ARPs. Given the amount of redevelopment occurring in this area, it is clear that LAP work for this segment of the city needs to proceed sooner rather than later.
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none"> The Planning Commission's role is to "advise and assist Council ... with regard to orderly and economical development" (CPC Bylaw 6.a). Under the Municipal Development Plan (MDP), 33rd Ave SW is a Neighbourhood Main Street. Given that the MDP supports directing "land use change in within a framework of nodes and corridors," a mixture of uses and more intense redevelopment would be reasonable and orderly in this location. This is an appropriate transition between commercial to the south and west and residential to the north and east. <p>According to page 8 of Attachment 4, a 20m building could be built without parking at the back of the building or a 23m building could be built with parking. I appreciate when information like this is shared so more people can understand some of the trade-offs in striving for "economical development" in our planning process.</p> <p>The Marda Loop Area Redevelopment Plan's policies give Administration clearer direction about the transition to the North, which would help produce a better result for neighbours</p>

than if this site remained in the South Calgary/Altadore Area Redevelopment Plan. This would be consistent with Council's decision to move the parcel to the south of the subject site to the Marda Loop Area Redevelopment Plan in 2014. One commissioner thought the entire block should be moved to the Marda Loop Area Redevelopment Plan. I can see that argument but that approach would require more engagement, which should be focussed on the Local Area Plan that is supposed to begin soon. The recommended approach would allow Administration to process a future Development Permit application without getting into bigger topics which should be part of the Local Area Plan process.

Map 4.1 (Public Realm) of Marda Loop Area Redevelopment Plan refers to the intersection of 33rd Ave and 19th St SW as a primary gateway. This application is a good reminder that Council and Administration should be diligent in maintaining and improving the public realm here.

Since the Planning Commission met, the applicant has filed a Development Permit (DP2023-01382), which increases certainty for residents and applicants. I suspect that policies that increase the uncertainty of the duration of the application process and the final outcomes discourage applicants from making concurrent Land Use Amendment and DP applications. Policies that decrease time and outcome uncertainty could help encourage concurrent applications, which benefit both residents and applicants.

The Marda Loop Business Improvement Area's letter is Mardavelous. It is beneficial to add housing and commercial space in this location. Due to our constrained corridors, the transition to low-density housing to the north is quite steep. Setbacks can help with those transitions. A new Local Area Plan would benefit everyone in this area. This application working hard to try to piece together two Area Redevelopment Plans that should be replaced by an updated Local Area Plan.