

Calgary Planning Commission Member Comments



For CPC2023-1049 / LOC2023-0152
heard at Calgary Planning Commission
Meeting 2023 October 05



Member	Reasons for Decision or Comments
<p>Commissioner Tiedemann</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application seeks to redesignate from R-C1 to MU-1f1.7h11. The parcel is on a corner lot on 17th Ave west and is 3 blocks from the 45 Street C train station. Typically the MU districts are ideally located on commercial corridors/streets. While I do not view this section of 17th Ave as viable for commercial expansion, the flexibility of the MU-1 District means that commercial does not have to be included if the applicant does not want. The rules related to residential development in the MU-1 District are sufficiently flexible that they should allow for the delivery of reasonable residential density. Given that the site is directly on 17th Ave and in close proximity to an existing LRT station, I believe the MU-1 District is appropriate for the location and could yield positive development results in the future.
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application aligns with the Westbrook Communities Local Area Plan. <p>It would add one metre to R-C1's permitted 10m and allow a mix of commercial and residential uses at a location that is 300m from the 45 St LRT station. This supports the Municipal Development Plan's Key Direction 3 "Direct land use change within a framework of nodes and corridors" (MDP, 2.2) and Council's goal for 95% of Calgarians to live within 2km of a dedicated transit facility by 2050 (Climate Strategy: Pathways to 2050, Table 1, page 19).</p> <p>One commissioner voted against this application, arguing that this part of 17th Avenue is not a commercial street. Administration pointed to the Local Area Plan's vision of this area as Neighbourhood Flex area, which is "characterized by a mix of commercial and residential uses" (Westbrook Communities Local Area Plan, 2.2.1.3).</p>
<p>Commissioner Weber</p>	<p>Reasons for Opposition</p> <ul style="list-style-type: none"> I do not support the recommendation to Council to approve the proposed MU-1 land use. The location is along the south side of 17 Ave SW mid way between 37 St. SW and 45 St. SW

	<p>which is not a commercial context. The area is shown as the very east end of the designation “Neighbourhood Flex” in the recently adopted Westbrook Communities Local Area Plan. Directly across the street to the east is designated “Neighbourhood Connector”. This suggests that the subject parcel is located at the end of a transition zone from commercial uses to residential focused uses. The selection of MU-1 allows a large variety of retail uses – including liquor stores and cannabis stores - which are wholly inappropriate in this location given its context and the policy in the LAP. CPC recently recommended approval for a large H-GO site west of this location and another H-GO application just two blocks east on Glenwood Dr and 17 Ave. This area is clearly more appropriate for residential based land uses and I recommend that Council not approve this application in its current form. H-GO, R-CG (which is directly across the street to the east), or M-CG would be much more suitable alternatives and achieve the same or more homes to be developed on this parcel.</p>
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