# Calgary Planning Commission Member Comments

For CPC2023-1173 / LOC2023-0264
heard at Calgary Planning Commission
Meeting 2023 November 16

| Member | Reasons for Decision or Comments |
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| **Commissioner Hawryluk** | Reasons for Approval<br>• This Area Redevelopment Plan (ARP) amendment would reduce the amount of parking that is required for someone to build houses under the current Multi-Residential – Contextual Low Profile (M-C1) Land Use District.<br><br>The fundamental question for the Planning Commission was whether to follow the Bridgeland-Riverside ARP's parking requirement of 1.25 spaces per unit (5 spaces) or the Land Use Bylaw's (LUB) parking requirement of 0.625 spaces per residential unit (4 spaces – See Attachment 1, page 4). Commission needed to decide which Council-approved document to favour. Fortunately, Administration found that the ARP's higher parking requirements "were intended to help manage parking issues associated with the former Calgary General Hospital" (Attachment 1, page 6).<br><br>Knowing the ARP's parking requirements originated with a hospital that was demolished 25 years ago made it easier to support using the LUB's more recent parking requirements for multi-residential districts of 0.625 spaces per unit, which were approved in 2022. Following the LUB's parking requirements more closely aligns with the Transit Oriented Development Policy Guidelines, the Municipal Development Plan's key direction to "direct land use change within a framework of Activity Centres and Main Streets," and policy for growth in Activity Centres and Main Streets that "concentrates jobs and people in areas well served by primary transit stations and stops" (2.2 and 2.2.1.a.ii), and Council's goal that 95% of Calgarians will "live within 2000m of a dedicated transit facility (e.g. LRT, MAX bus station)" by 2050 (2022 Climate Strategy, pg. 19).<br><br>If Council approves this amendment, I hope that the applicant recognizes that the building will be on a hill and that consideration should be given to the Development Permit application. Design it well and build right. |