

Calgary Planning Commission Member Comments



For CPC2024-0095 / LOC2023-0275
heard at Calgary Planning Commission
Meeting 2024 March 07



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> • This Direct Control district is based on the Housing-Grade Oriented (H-GO) Land Use District. Given the size of the parcel, the building depth and separation rules have been removed. The mobility storage lockers have increased from 0.5 per unit or suite to 1.0. Rules about vehicle access will connect 14 Ave SE and Raynard Crescent SE through this parcel. A pathway must run connect the Direct Control district with the Special Purpose – School, Park and Community Reserve (S-SPR) District to the south and any fences must be relatively short (1.2m) and allow people to see between the homes and the park. <p>During the meeting, a few topics were raised:</p> <ul style="list-style-type: none"> - The land for the former David D. Oughton School was donated to the Town of Forest Lawn for a school. Administration said that the City of Calgary’s archives do not include any information about any possible caveats on the land. If there were any caveats requiring the land remain as a school, the current land owner should know about them. - The Calgary Board of Education determined that the previous school was surplus to its needs. Future residents can attend the schools that are 1km away and within the neighbourhood. - Administration considers the amount of open space in the southeast corner of the neighbourhood to be sufficient. Hence, the Area Redevelopment Plan amendments include deleting subsection 4.1 of the Open Space and School Facilities section. - Because these streets would no longer be in playground zones, the Applicant agreed to add traffic calming such as curb extensions to slow traffic along these streets.

	<p>The site is 200m from a Max Purple BRT station on 17th Ave SE (an Urban Main Street in the Municipal Development Plan) and 650m from a grocery store. This supports the Municipal Development Plan's third key direction to "Direct land use change within a framework of Activity Centres and Main Streets," 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).</p> <p>Though not a planning consideration, this application would allow 200 units of non-market housing to be built. The applicant explained that homeowners buy homes from the applicant and sell their homes back to the applicant, which means these homes can remain perpetually affordable.</p>
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