

Calgary Planning Commission Initial Comments

On 2023 December 21, a closed session was held with Calgary Planning Commission for members to provide feedback to the project team on the proposed and alternative approaches to the rezoning and related land use bylaw amendments. Feedback was considered and incorporated, where possible, in Administration's approach to the rezoning, city-led outreach tactics and recommendations. Comments and feedback received through the closed session have been summarized and themed as follows:

Themes

Approach to Rezoning

1. Alternative approaches to the citywide rezoning, and the pros and cons of each, were discussed.
2. Discussion around risks of doing the citywide rezoning versus not doing it.
3. Concerns about Direct Control Districts not being included in the current scope of work.
4. Received comments about H-GO being implemented appropriately since the individual parcels were analyzed according to the criteria in the Local Area Plans.
5. Previous implementation of Secondary Suites citywide was a success.

Communications & Engagement Strategy

6. The proposed rezoning can bring change to neighbourhoods that Calgarians may not be ready for.
7. Spoke about being proactive with Administration's communications strategy.
8. Bring the citywide rezoning back to the goals of the broader Housing Strategy and how it can help housing affordability in our growing city.
9. Inform Calgarians of the land use districts and give visuals of how developments may look under the new rules.

Considerations of Other Policies & Bylaws

10. How does this play alongside other planning considerations and exercises such as, Local Area Plans currently under review, the impact to heritage areas, how development is handled in flood/AVPA areas, etc.?

Development Permit Considerations

11. Parking, Waste and Recycling, shadowing, and privacy will be major concerns for Calgarians. Look to proactively address these concerns.

12. Mitigating bad implementation of rowhouses where they are not appropriate or the perception that there is a right to develop one. Rowhouses are likely to be developed where it is the easiest and most appropriate to build.