

Calgary Planning Commission Member Comments



For CPC2024-0279 / LOC2023-0408
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 application would change the CNIB site from Special Purpose – Community Institution (S-CI) District to Mixed Use – General (MU-1f4.5h40) District, Mixed Use – General (MU-1f4.5h55) District, Mixed Use – General (MU-1f4.5h86) District, and Special Purpose – Community Service (S-CS) District. <p>The S-CS District would preserve the Fragrant Garden in the northwest portion of the site. The MU-1 District allows for a mixture of uses, which is appropriate 400m from an LRT station. Up to 40m (approx. 12 storeys) could be built in the southwest portion of the site; 55m (approx. 17 storeys) in the northeast; and 86m (approx. 27 storeys) in the southeast.</p> <p>The East Riverside Master Plan proposes “a limited number of point towers having heights of up to 16 storeys” (7.1). Two portions of this site would exceed 16 storeys. The Interpretation section of the Master Plan notes that “applications [should] align to the content of this Plan where possible” (8.4). The Master Plan was intended to be “incorporated into a new Area Redevelopment Plan for Bridgeland-Riverside where possible,” but Council has approved neither the Master Plan nor a new Area Redevelopment Plan with the Master Plan’s ideas (8.1). Council may use its discretion to support the Land Use Districts that would allow up to 55m and 85m.</p> <p>Administration’s presentation included some helpful slides for Building and View Analysis from Tom Campbell’s Hill and shadow studies (pages 15-16, 19-27). Pages 20-22 show a couple of views from the Hill with this proposal (on page 20, the horizontal yellow line on the buildings represents the height of Tom Campbell’s Hill). Pages 23-24 add the 50m (16 storey) tall buildings that could be built under the approved Land Use Districts to the northwest of this site. These slides helped me support this recommendation. (https://pub-calgary.escribemeetings.com/filestream.ashx?DocumentId=279562)</p>

Commission amended the motion to “Have any Major Development Permit for this site be reviewed by Calgary Planning Commission for decision as the Development Authority.” This seems reasonable for a gateway when entering the City’s core from the east and a prominent location within the neighbourhood.

The site is 400m from an LRT station, which supports 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).

Though not a planning consideration, this application includes non-market housing. Administration informed Commission that 10% of the housing would be non-market for 21 years and another 10% of the housing would be perpetual non-market. If I understand correctly, the 10% of homes that are perpetual non-market housing would remain non-market for at least the duration of the applicant’s lease. Recent news reports suggest that there are 61 years left in the lease and the report notes that Council might extend that lease for another 39 years (Attachment 1, page 1). Depending on what Council decided on 19 March 2024, that lease would allow 10% of all the homes on this site to be non-market housing until at least 2085 or 2124. The ratio of market to non-market homes is set at 80% to 20%; allowing taller buildings produces more non-market homes. Reducing the height would reduce the number of non-market homes.