

Calgary Planning Commission Member Comments



For CPC2024-0092 / LOC2023-0168
heard at Calgary Planning Commission
Meeting 2024 March 21



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This Outline Plan, Area Structure Plan Amendment, and Land Use Amendment produced some interesting discussion. Though the recommendation was supported unanimously, the debate showed that support was not enthusiastic. During the discussion, someone observed, “We need better Transit Oriented Development tools.” <p>At least two significant transitions happen in this area. Physically, it is a transition area between the low-density area that is south of 18th St, the medium-density area to the west of 18th St, the industrial/business uses and a regional recreation facility to the north, and industrial uses to the east. The other transition is taking place over time as the Green Line encourages an area known for its industrial and office uses to become more transit-oriented development. Those transitions may have contributed to Commission’s questions.</p> <p>This proposal would amend the Land Use District from Industrial-Business (I-B) to Mixed Use – General (MU-1f3.0h50) District on the West and East ends, with the centre section being Multi-Residential – High Density Low Rise (M-H1) District on the North and Multi-Residential – Medium Profile (M-2) District on the South.</p> <p>The Municipal Development Plan (MDP) states that this is within a Community Activity Centre (CAC), which should have 150 people and jobs/gross developable hectare (MDP, 2020, Map 1 and 3.3.3). According to Attachment 1, page 4, “this proposal anticipates 159 jobs and a minimum of 1,221 units over 8.13 hectares for an anticipated combined intensity 287 jobs and people/hectare.” The application meets the policy requirements.</p> <p>At least one Commissioner worried that the Land Use Districts’ low Floor Area Ratios and high heights would encourage surface parking lots. Surface parking cost less to build, but do not contribute to a comfortable or interesting walk and may subtly discourage people from walking from the future LRT station to places of work or residences along these parcels.</p>

	<p>The Applicant defended the Floor Area Ratio because the application exceeds the MDP's requirements. This is an example of the City likely needing better tools for Transit Oriented Development. Commission could have increased the Floor Area Ratio, but the Applicant could still build what they have planned.</p> <p>The Applicant says they're starting with 3 4-storey buildings in the M-2 District. The Outline Plan includes a pathway along the South of this Plan area. I believe there was talk of North-South paths through the Plan Area that would let people walk from the M-C1 area in the south to the regional recreation facility in the North. The applicant was not certain whether they would register those paths or simply private pathways.</p> <p>This application is completely within 700m of a future LRT station and part of a Community Activity Centre. 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>
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