

Calgary Planning Commission Member Comments



For CPC2024-0560 / LOC2023-0198
heard at Calgary Planning
Commission
Meeting 2024 May 09

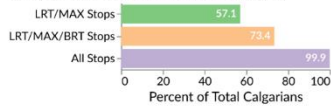


Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> The current Direct Control District is based on the 1980 Land Use Bylaw allows a building that is up to 20m (6 storeys) with a variety of commercial uses and excludes some automotive uses. The proposed Mixed Use – Active Frontage (MU-2f6.3h38) District would require “active commercial uses ... at grade to promote activity at the street level,” and allow a mix of commercial and residential used in a building that is up to 38m tall (10-12 storeys) (1P2007 LUB, Section 1375 (1)). <p>According to Administration, this site is 160m from a Max Purple BRT stop on 9 Avenue SE and 150m from the future Green Line Ramsay-Inglewood LRT Station (Attachment 1, page 1). Council has set a 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). This a reasonable goal because it encourages the coordination of land use planning and transportation planning. According to public transit and rail research consultant Dr. Willem Klumpenhower, 57% of Calgarians lived within 2000m (as the crow flies) of a dedicated transit facility in 2021 (see map below). Allowing more people to live in this location supports Council’s direction.</p> <p>The Development Next to Freight Rail Corridor Policy will guide future development at this location.</p> <p>Commission’s review included some discussion of the street grid. New traffic signals will be added at the intersection of 9 Ave and 11 St SE and the intersection of 11 Ave and 12 St SE. There are no plans to realign the intersection of 10 Ave and 11 St SE. Provided the intersection of 10 Ave and 11 St SE is built for low speeds, it should not need to be realigned. This is not a high-speed road connecting two places (like Deerfoot Trail); Fire trucks leaving the future Fire Station on 11 Ave are unlikely to have reached full speed by the time they reach 10 Ave. This is a street that should be a platform for creating local wealth. The Ramsay-Inglewood Public Realm Improvements that are shown on page 13 of the slide presentation from Commission have been designed to function for people walking and firefighters responding to emergencies (https://pub-</p>

calgary.escribemeetings.com/filestream.ashx?DocumentId=287410). The street grid should not hinder this Land Use Amendment.

Calgary's Proximity to Transit Goals

Calgary Population Within 2km of Transit



Calgary's Climate Strategy aims to have 95% of Calgarians living within 2km of a rapid transit station by 2050.

As of 2021 only 57% of 1.3 million Calgarians live near an LRT or MAX station. To reach our goals, we need to add housing near transit, *and* expand our transit system.

