

Calgary Planning Commission Member Comments



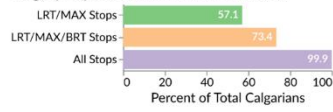
For CPC2024-0392 / LOC2023-0379
heard at Calgary Planning
Commission
Meeting 2024 May 23



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This Direct Control (DC) District would allow an Applicant to use the parkade and elevator cores that were built for an office park for residential buildings. A DC is required to share the parkade across multiple buildings. The heights in the three sites allow taller buildings along 24th St and shorter buildings closest to the existing low-density homes to the west. A 10m setback on the west should preserve most or all of the trees that have been planted along the pathway. <p>I was a little concerned about whether the DC had enough teeth to make sure the appearance along 24th St would encourage (or even reward) walking near the future Quarry Park Green Line LRT Station. Administration is confident that basing the DC on the M-H2 District gives Administration enough control for an acceptable interface along 24th St.</p> <p>It makes sense to use an existing parkade and elevator cores to build homes. It makes even more sense to do so 230m from the future Quarry Park Green Line LRT Station. 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>

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.

