

# Calgary Planning Commission Member Comments



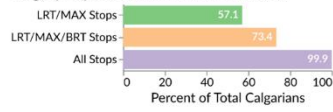
For CPC2024-0583 / LOC2024-0033  
heard at Calgary Planning  
Commission  
Meeting 2024 May 23



Member	Reasons for Decision or Comments
<p><b>Commissioner Hawryluk</b></p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>This Direct Control (DC) District aligns with the Municipal Development Plan (MDP), Calgary Climate Strategy, and the intent of the Banff Trail Area Redevelopment Plan (ARP). In 2016, the Banff Trail ARP was updated to envision medium density mid-rise buildings in this location. To allow for future ground floor commercial, the ARP’s Figure 3 would need to be updated to allow a 23m tall building instead of 20m. The Applicant intends to build a 6-storey building. An updated Local Area Plan that uses storeys instead of metres to envision height would not require this type of amendment.</li> </ul> <p>The risk section of the report notes, “If this land use amendment application is not supported, there may be impediments to the implementation of the MDP and the ARP. Private investment and redevelopment envisioned in the MDP and ARP may not be achievable on this parcel even though it is situated directly east of the existing Banff Trail LRT Station” (Cover Report, page 4).</p> <p>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>

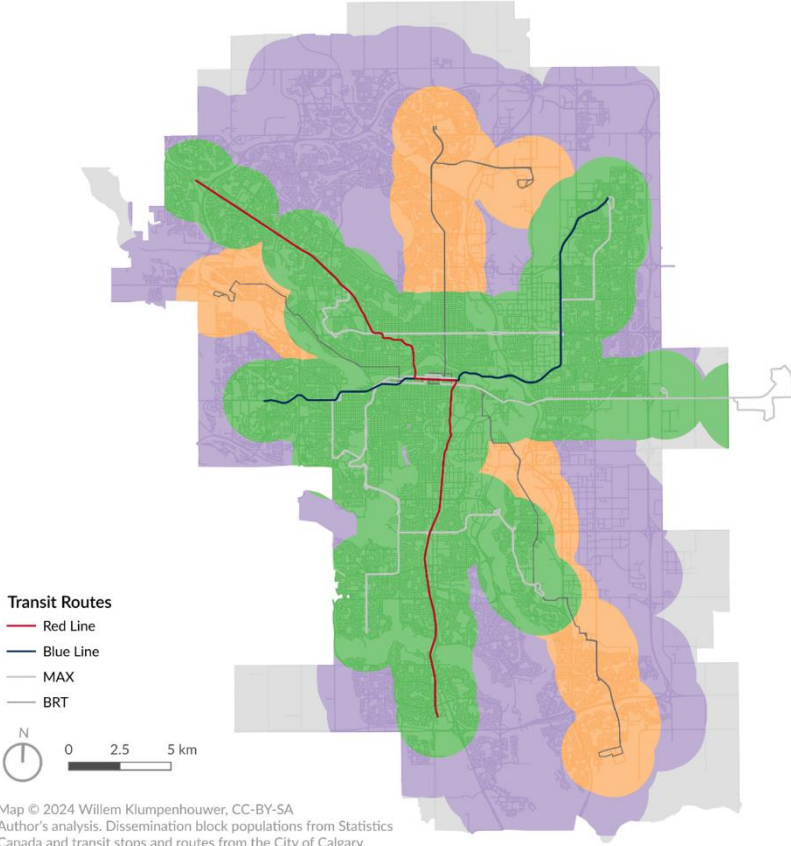
### Calgary's Proximity to Transit Goals

#### 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.



Map © 2024 Willem Klumpenhauer, CC-BY-SA  
Author's analysis. Dissemination block populations from Statistics Canada and transit stops and routes from the City of Calgary