

Calgary Planning Commission Member Comments



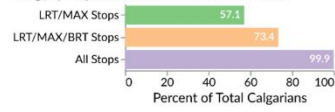
For CPC2024-0614 / LOC2023-0388
heard at Calgary Planning
Commission
Meeting 2024 June 06



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This Land Use Amendment would allow this land to better support the Municipal Development Plan, the Springbank Hill Area Structure Plan, and Council’s goals that link transportation and land use planning. <p>The Commercial – Community 2 f1.0h20 (C-C2f1.0h20) District allows auto-centric uses like Auto Service and Carwash. Yet the Area Structure Plan envisions this as a Liveable Street, which offers “a sense of place for the community through an enhanced pedestrian environment” like “wide sidewalks and pedestrian-scaled developments (Springbank Hill ASP, pages 13 and 24). The proposed Mixed-Use Districts would not include auto-centric uses and would produce more pedestrian-friendly buildings, which is more consistent with the goals of the Liveable Street.</p> <p>The Mixed Use – General (MU-1f4.0 h45) District is likely to produce a building that is up to 10 storeys tall and Mixed Use – General (MU-1 f4.0h25) District is likely to produce 6 storeys.</p> <p>This is located 550m from a future LRT station west of 85th Street. Administration reported that it takes about 3-5 years to build an LRT station (once funding has been secured). 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). 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.

