

Calgary Planning Commission Member Comments



For CPC2024-0683 / LOC2022-0225
heard at Calgary Planning Commission
Meeting 2024 June 20



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> The Risk section of the Cover Report highlights that Council has not approved a new community Growth Application for part of this application's area. Approving a new community Growth Application may cause the Outline Plan to be revised. Though updating an Outline Plan would require Administration's time, this seems like more of a risk for the Applicant than the City. <p>This Outline Plan removes a collector road and intersection on 162 Avenue SW, which is why every map in the Providence Area Structure Plan (ASP) needs to be revised. Other Area Structure Plan revisions, including the reclassification of approximately 20.4 hectares (50.4 acres) of land from 'Employment Area' to 'Neighbourhood Area,' are explained in Attachment 1, pages 8-10.</p> <p>The ASP Amendments (Attachment 1, points e and f) to change the employment area from being "largely walkable and transit-oriented" to having "an urban form" and adding uses like car dealerships and convention centres seem odd to me given that this is supposed to be a New Urbanist area; Administration assures that there are enough controls in the rest of ASP to make 37 St SW function well with those uses.</p> <p>The City measures an area's Network Connectivity Index through the ratio of links to nodes (higher is better). Links are segments between intersections; nodes are intersections. This Outline Plan's Connectivity Index for roads and streets is 1.84; for active transportation, it is 1.77.</p>