

# Calgary Planning Commission Member Comments



For CPC2023-1268 / LOC2022-0227  
heard at Calgary Planning Commission  
Meeting 2023 December 07



Member	Reasons for Decision or Comments
<p><b>Commissioner Hawryluk</b></p> <p><b>Commissioner Pollen</b></p> <p><b>Commissioner Weber</b></p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>This site is exceptional: Two Main Streets (10 St and Kensington Road NW) intersect within 600 metres of an LRT station (Sunnyside LRT station). The only other places where this happens are already within recently approved Local Area Plans (Centre St &amp; 16th Ave N, and 37th St &amp; 17th Ave SW).</li> </ul> <p>The proposed Direct Control District would use density bonusing to increase the height to 50 metres and the Floor Area Ratio to 9.0, which would require amending the Area Redevelopment Plan. Perhaps the Area Redevelopment Plan should have considered that this is an exceptional corner in the city and planned for future development. Yet, doing so would have seemed like a gift to a specific landowner. Instead, consistent with the Municipal Government Act, the landowner has applied for a Land Use Amendment.</p> <p>This application supports the Municipal Development Plan's third key direction to "Direct land use change within a framework of Activity Centres and Main Streets" and Council's goal that 95% of Calgarians will "live within 2000 metres of a dedicated transit facility (e.g. LRT, MAX bus station)" by 2050 (2022 Climate Strategy, pg. 19).</p> <p>The Direct Control District allows the applicant to contribute the density bonus in cash or by providing an urban design improvement. The applicant has discussed building a plaza by the corner of 10 St and Kensington Rd. During the Planning Commission's debate, a comment was made that the Direct Control District could be modified to require the plaza be built to the City Administration's satisfaction to avoid haggling over the costs of the plaza. The Planning Commission could have made that amendment. Council still could.</p>