

# Calgary Planning Commission Member Comments



For CPC2023-1321 / LOC2021-0067  
heard at Calgary Planning Commission  
Meeting 2023 December 21



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 proposed Land Use Amendment in Seton Ridge puts Multi-Residential – Low Profile (M-1) Districts near the Neighbourhood Activity Centre in Logan Landing to the east, the Multi-Residential – At Grade Housing (M-G) District in the north west of the area where people are likely to have nice views over Deerfoot Trail (other outline plans might have reserved those views for people in detached homes), and clusters of low-density attached homes (R-Gm) near parks at the top and bottom of the escarpment.</li> </ul> <p>The risk section of the cover report notes that “Development near the Bow River is at greater risk of flood damage. While measures are proposed to modify grades to move certain land out of the flood fringe, the risk of flooding will remain.” The stormwater pond in the south portion of the plan is within the 200-year meander line. The Planning Commission was told that the stormwater pond will be protected so it still works if the river meanders. Condition 37 requires this.</p> <p>The Environmental Site Considerations section of Attachment 1 (pages 8-9) is clear about the drawbacks of this application: “Further development within the Bow River Valley is likely to result in increased habitat fragmentation and loss, where upstream ecological connectivity has already been significantly disrupted.” There are pointed comments about this application’s “negative cumulative effects and long-term residual impacts” on the great blue heron colony and the “indirect residual impacts [that] may occur to species populations” of bank swallows at nesting sites.</p> <p>Yet, there may be an environmental argument that supports this development, especially over other developing areas. The applicant submitted a map of the outline plan area showing that most of the area at the top of the escarpment (as far south as Setonridge Green) is 2 kilometres from the future Seton Green Line LRT Station. This supports Council’s goal for 95% of Calgarians to live within 2 kilometres of a dedicated transit facility by 2050 (Climate Strategy: Pathways to 2050, Table 1, page 19).</p>

	<p>The Biophysical Impact Assessment (BIA) was not in place when the Planning Commission reviewed this item, but we were told that it would be before this item goes to Council. Councillors may want to confirm that the Biophysical Impact Assessment is ready.</p> <p>This application is in line with the regulations, including the anticipated density of 21.5 units per hectare (the Municipal Development Plan requires 20 units per hectare).</p>
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