

Calgary Planning Commission Member Comments



For CPC2024-1062 / LOC2024-0112
heard at Calgary Planning
Commission
Meeting 2024 October 17



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This amendment would change a Direct Control District that allows commercial and light industrial uses based on the Industrial–Edge District (Floor Area Ratio of 1.0, maximum height of 10m) to the Multi-Residential – Low Profile (M-1) District (building size is regulated by setbacks, maximum height of 14m). A small amendment to the Revised East McKenzie Area Structure Plan would change this portion of the Land Use Concept map from Business Park Area to Residential. <p>Administration notes, “A portion of the site is located within the setback of the operating City of Calgary Shepard Landfill and Eco Centre” (Attachment 1, page 4). Slide 13 of Administration’s presentation suggests that enough land is not within the setback that the site is developable and this setback should not be a problem at the Development Permit stage (https://pub-calgary.escribemeetings.com/filestream.ashx?DocumentId=306400).</p> <p>The Planning Commission spent a significant amount of time asking questions about this application. I can see a strong argument for a mixture of uses where industrial and residential areas meet. I can also see reasons to worry about shunting people into business parks or industrial areas. In cases like this, I try to imagine a child going to and from school. Two schools are 950m and 2.5km to the west. One is 2km to the south. After walking along Mclvor Blvd SE and New Brighton Ave SE, a student would be able to cross New Brighton Dr SE and go to St. Marguerite School or continue through the New Brighton Central Park to New Brighton School. The walking route to Copperfield School for someone on Copperpond Passage SE would be essentially the same as it is for people currently living on Copperpond Common SE. All of the streets have sidewalks to these schools have sidewalks.</p>