

Calgary Planning Commission Member Comments



For CPC2024-1218 / LOC2023-0242
heard at Calgary Planning
Commission
Meeting 2024 November 14



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application aligns with the Heritage Communities Local Area Plan (LAP), which envisions the Neighborhood Flex Urban Form Category and up to 12 storeys (Mid Building Scale Modifier) in this location. <p>This site was the Blackfoot Mobile Park. Currently, the Land Use Districts are Commercial – Corridor 3 f1.0h12 (C-COR3f1.0h12) District and Special Purpose – Urban Nature (S-UN) District near Southland Drive SE. It is proposed that these Land Use Districts be amended to Multi-Residential – Contextual Medium Profile (M-C2) District at the top of the escarpment, Special Purpose – School, Park and Community Reserve (S-SPR) District to the south near Southland Drive SE, and Special Purpose – Urban Nature (S-UN) District at the bottom of the escarpment (see slides 8 and 9 of Administration’s presentation https://pub-calgary.escribemeetings.com/filestream.ashx?DocumentId=310988). The S-SPR District would connect the residential area and the City’s Multi-Use Pathway along Southland Dr.</p> <p>A signalized intersection and 2 bus laybys will be added to Blackfoot Drive SE (one bus stop on each side of Blackfoot).</p> <p>During Commission’s review, there were some questions about why the Applicant selected the M-C2 District. The Applicant explained that they selected a completely residential District because there are a number of commercial to the north and the Neighbourhood Activity Centre in Acadia is 500m away by foot. The Applicant also explained they tend to build wood-framed residential, which tends to be up to 6 storeys tall; the M-C2 District allows up to 16m, which is about 4 storeys. The Applicant reported that if they had selected a Land Use District with more people or jobs, they would have had to add a third entrance/exit onto Blackfoot Trail. This would increase the Applicant’s costs, which would be passed along to future residents.</p> <p>Administration reports that the associated Outline Plan assumes 2.4 people/unit and that a Development Permit for 581 units is under review (Attachment 1, page 5; Cover Report, page 1). That suggests that 1,395 people might live in this area. Based on</p>

Calgary's recent growth rate, that might be about 7.4-27.7 days' worth of growth.* I understand and support the Applicant's desire to avoid building more expensive homes by adding another entrance/exit and going up to 12-storey buildings (which are built of concrete or mass timber and cost more per square foot than wood-framed buildings), but I also wonder whether enough homes will be built to respond to Calgary's growth, need for non-market housing (as reported in the City's 2023 Housing Needs Assessment), and suppressed household formation. If Local Area Plans anticipate up to 12 storeys but the resulting developments are only up to 4 storeys, then Calgary may not add enough homes or meet its Municipal Development Plan objectives.

* The 2019 Municipal Census reported that Calgary's population grew by 18,367 (about 50 people/day).
= (581 units x 2.4 people/units) ÷ (18,367 people ÷ 365 days)
= 27.7 days

In April 2024, Statistics Canada estimated that Calgary's population grew by 69,000 (about 189 people/day).
= (581 units x 2.4 people/units) ÷ (69,000 people ÷ 365 days)
= 7.4 days
(<https://newsroom.calgary.ca/city-of-calgary-2024-mid-year-progress-update/>)