

Calgary Planning Commission Member Comments



For CPC2024-1120 / LOC2024-0196
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 application aligns with the Municipal Development Plan (MDP) and Bowness Area Redevelopment Plan (ARP). <p>In the MDP, this site shown as part of the Bowness Road Neighbourhood Main Street area in Map 1: Urban Structure. Bowness Road is part of the Primary Transit Network shown on Map 2: Primary Transit Network. Consequently, this application aligns with Council’s direction in the Municipal Development Plan’s Key Direction 3 to “Direct land use change within a framework of nodes and corridors” (MDP, 2.2).</p> <p>In the Bowness ARP, this site is shown as Neighbourhood Mid-Rise in Map 2: Land Use Policy Areas. The ARP does not define the height of Mid-Rise, but a maximum six-storey height seems reasonable for Mid-Rise. By contrast, the Guide for Local Area Planning defines the Mid Scale as up to 12 storeys. Administration interprets a “maximum height of six storeys” (Attachment 1, pages 3 and 5). The Bowness ARP fully supports this Land Use Amendment and does not require any ARP amendments.</p> <p>The proposed Mixed Use – General (MU-1f3.0h20.5) District regulates the building’s size through a Floor Area Ratio of 3.0 and allows up to 20.5m (~5-6 storeys). The current Land Use District is the Residential – Grade-Oriented Infill (R-CG) District. Currently, the site has grass and a playground that was installed in 2004 and is now beyond the end of its life. Though the site has been used as a park, Council has not designated it as a Municipal Reserve or Open Space. One Commissioner noted that a new playground could put in a nearby site to the West that is designated with the Special Purpose – Community Service (S-CS) District.</p> <p>At the beginning of October, the Applicant submitted a Development Permit (DP2024-07137) for a five-storey residential building with up to 50 units (10 of which will be barrier-free) with grade-oriented units. As Calgary’s population ages, there will likely be greater need for barrier-free homes.</p>

	<p>This application was going to be fast-tracked to the November public hearing. However, the Applicant asked to delay this application to the December public hearing for more engagement. The Applicant told Commission that they plan to make a few applications in Calgary and want to get their first application right. The Applicant Outreach Summary (Attachment 3) is 70 pages and includes details about the Development Permit. The Applicant reported they hoped to use the extra 3 weeks for more engagement with the neighbourhood and to work with Administration and Council. A Counsellor might want to ask about the Applicant's engagement and outcomes since the Planning Commission reviewed this item.</p>
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