

Calgary Planning Commission Review

Summary of comments from Calgary Planning Commission – 2024 July 25 Closed Session workshop and Administration’s follow up.

Comments	Edits	Administration Follow Up
Topic 1: Draft Urban Form and Building Scale Maps		
1A: Using 14 Street SW as an example, should the sites located at 34 Avenue (west side), 33 Avenue/Council Way SW (east side) and 23 to 26 Avenues SW (west side) be kept at up to 12 storeys, or should these be reduced to a building scale of up to 6 storeys?		
<p>Panel members provided general support for 12 storeys between 23 and 26 Avenues SW, but less support at 33 Avenue SW and 34 Avenue SW. The location, topography and existing development around 23 Avenue SW and 26 Avenue SW were given as reasons for support. Some panel members felt that proposing 12 storeys at 33 Avenue SW would feel out of context. Other panel members noted that 12 storey building forms are uncommon, with development typically being either up to 6 storeys or above 15 storeys.</p>	<p>The building scale was reduced at 33 Avenue SW and 34 Avenue SW in response to commissioner’s comments, but maintained between 23 Avenue SW and 26 Avenue SW.</p>	<p>The Plan envisions 14 Street SW as an evolving Main Street, with commercial development developing in discrete nodes rather than a consistent corridor. Given the streets designation as a Main Street and high levels of transit service, higher building scales are supported along this corridor.</p>
1B: Using the 33 Avenue SW Main Street Area as an example, should the sites located on the north side of 36 Avenue SW between 18 and 19 Streets SW, and the north side of 34 Avenue SW west of 20 Street SW be kept at a building scale of up to 12 storeys, or should these be reduced to up to 6 storeys??		
<p>Panel members provided varied perspectives on the appropriateness of taller buildings in these locations. Some panel members noted the 34 Avenue SW and 20 Street SW location is a unique condition, an area of high demand and the centre of activity in the area and warrants</p>	<p>The building scale was modified in this area to be a up to of 16 storeys, and to include shadowing policies to supplement the Building Scale map.</p>	<p>Given the uniqueness of this area, proximity to the Marda Loop MAX BRT station and general support from commission, this area was increased to a modified building scale of up to 16 storeys.</p>

higher building scale. Others felt the building scale was too high, or that transit service would need to be better to serve additional growth.		
2: Using 16 Street SW as an example, should the street be given a low-modified scale (up to 4 storeys), with the commercial sites between 38 and 40 Avenues SW and the north side of 48 Avenue SW be low scale (up to 6 storeys)? Or should the street be reduced to a limited scale (up to 3 storeys), with the commercial sites being reduced to low-modified scale (up to 4 storeys)?		
Panel members expressed general support for up to 4 storeys along the corridor and up to 6 storeys at commercial sites. Panel members also expressed support for Neighbourhood Connector and Neighbourhood Flex urban form categories. Panel members supported up to 4 storeys as it allows for a variety of housing types apart of typical apartments or rowhouses.	Building scale and urban form maintained in this area given general support from commission.	The Plan envisions community corridors such as 16 Street SW as lower-activity corridors compared to Main Streets, but still allowing local commercial amenities. The Low-Modified (up to 4 storeys) building scale allows for a variety of building types without being out of context with existing development. The Low (up to 6 storeys) building scale facilitates mixed use development on existing commercial sites.
3A: Should the Neighbourhood Commercial UFC area on 33 Avenue SW be extended east past 19 Street SW? If so, how far should it extend?		
Panel members felt the Neighbourhood Commercial area was appropriate as shown.	No changes were made.	No follow-up was required.
3B: Should the Neighbourhood Flex UFC area on 14 Street SW be extended to include the section between 17 Avenue SW and 23 Avenue SW?		
Panel members expressed general support for urban form categories as proposed given the grade constraints in this area.	No changes were made.	No follow-up was required.
3C: Should the Neighbourhood Connector UFC areas in South Calgary (between 26 Avenue SW and 33 Avenue SW) be reduced to just key corridors such as 20 Street SW and 16 Street SW?		
Panel members expressed general support for more neighbourhood-scaled shops	The Neighbourhood Commercial urban form category was removed from corridors other	The Plan aims to facilitate small-scale, local commercial amenities in these communities

<p>and services in these areas, particularly in communities of South Calgary, Bankview, Mission and Cliff Bungalow. Some panel members contended that the Neighbourhood Connector urban form category should be applied broadly to entire communities such as South Calgary and Bankview.</p>	<p>than 20 Street SW and 16 Street (later revised). A policy was added to Neighbourhood Local urban form policies that allow small scale commercial in the communities of South Calgary, Bankview, Mission and Cliff Bungalow.</p>	<p>to allow for more daily needs to be met within walking distance. Members of the public expressed a desire for more local shops and services. The Plan provides more opportunities for these through the use of the Neighbourhood Connector urban form category, and/or enabling policies in the Neighbourhood Local urban form category.</p>
<p>3D: Should the Neighbourhood Connector UFC be applied around Buckmaster Park in Bankview, or should this be left as the Neighbourhood Local UFC?</p>		
<p>Panel members supported the idea of applying Neighbourhood Connector around Buckmaster Park. Panel members viewed the proposal as enabling innovation and creativity, facilitating gradual change and supporting improvements to the park space.</p>	<p>No changes were made.</p>	<p>The Plan aims to activate park spaces throughout the Plan area, and Buckmaster Park is a prime example of a park that could benefit from adjacent commercial spaces. The application of the Neighbourhood Connector urban form category around the perimeter of the park allows for flexibility in the provision of commercial amenities rather than dictating a particular location or property.</p>