

Calgary Planning Commission Member Comments



For CPC2025-0571 / LOC2022-0232
heard at Calgary Planning Commission
Meeting 2025 June 05



Member	Reasons for Decision or Comments
Commissioner Remtulla	<p>Reasons for Approval</p> <ul style="list-style-type: none"> Aligns with the Belvedere ASP. While a unique circumstance to have a temporary storm pond, the applicant has demonstrated that the pond will function effectively for the subdivision and has been appropriately sized to manage stormwater.
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application aligns with the following direction from Council: <p>Municipal Development Plan/Calgary Transportation Plan (2020):</p> <ul style="list-style-type: none"> This site is in the Developing Residential – Planned Greenfield with Area Structure Plan (ASP) area (MDP, 2020, Map 1). The portion of 17 Ave SE that is north of this site is part of an Urban Main Street and part of the Primary Transit Network (MDP, 2020, Map 1 and Map 2). <p>Belvedere Area Structure Plan (ASP) (2020):</p> <ul style="list-style-type: none"> Administration notes, “The proposed outline plan (Attachment 4) anticipates a total of 353 units, with approximately 103 multi-residential dwelling units and 250 low-density dwelling units” (Cover Report, page 2). According to Administration, “The outline plan for this 16.19 hectares (40.00 acres) area is anticipated to have a total of 353 units and a density of 21.8 units/hectare (8.8 units/acre). This exceeds the minimum density target in the ASP of 19.8 units/hectare (eight units/acre). The anticipated intensity of the plan area is 67 people and jobs/gross developable hectare. The ASP identifies a minimum overall community intensity of 60 people and jobs/gross developable hectare with an ultimate target of 70 people and jobs/gross developable hectare” (Attachment 1, page 4). Administration notes, “While the portions of the Neighbourhood Activity Centre (NAC) and Transit Station Planning Area (TSPA) that are included in this outline plan

	<p>do not reach the minimum intensities set out in the ASP, these areas form only a portion of the NAC and TSPA and a future outline plan will help to meet and exceed these intensity targets” (Attachment 1, page 7).</p> <ul style="list-style-type: none"> - The Outline Plan includes a shadow plan for the rest of the quarter section. Seeing the potential uses north of 20 Av explains why Administration was comfortable making the above statement about the Neighbourhood Activity Centre and Transit Station Planning Area (Attachment 4). <p>In the Cover Report, Administration flagged two risks (pages 3-4). During Commission’s review, Administration reported that most of that infrastructure should be built by the end of 2027, which should make these two small risks:</p> <ol style="list-style-type: none"> 1. “The final downstream Belvedere sanitary trunk alignment has not yet formally been approved by the City of Calgary and Rocky View County. ... If the final sanitary trunk alignment changes significantly..., there is a possibility that the plan area may require a lift station to service the lands. This may require an amendment to the outline plan to accommodate a lift station.” 2. “An interim [stormwater] pond is required to be maintained indefinitely by the developer until such time as the ultimate pond is constructed and provided to the City as a Public Utility Lot (PUL). If the land on which the interim or ultimate stormwater pond is located changes ownership in the future or the developer is no longer able to maintain the pond, the City requires certainty that the proposed development will continue to have stormwater management.” <p>Conditions 28-34, 44, and 48 respond to those risks. Conditions 31 and 33 explicitly state, “The Developer proceeds at their own risk if changes are required to the plan based on the finalized design of the trunk.”</p> <p>One Commissioner pointed out that the Applicant intends to build lower density areas first and then there should be more market demand for the higher density and intensity areas closer to 17th Avenue SE.</p>
<p>Commissioner Damiani</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> • Logical growth area and land use plan that meets Area Structure Plan policy allowing for near-term development of residential land. • The plan aligns with the Area Structure Plan and provides for public amenities with multifamily residential and future community association site to support a Neighbourhood Activity Centre.

	<ul style="list-style-type: none">• Servicing plans are underway, and timing of development will be coordinated with appropriate servicing infrastructure to be online.• This is a pragmatic approach to support development in a desirable growth corridor, with interim servicing while ultimate servicing plans are finalized. The subdivision process is the City's lever to ensure appropriate servicing is in place for ultimate development.• The interim stormwater plan ultimately could become permanent if ever required though unlikely as Administration has indicated the Cooperative Stormwater Management Initiative continues to progress to service the broader area.
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