

Calgary Planning Commission Member Comments



For CPC2025-0512 / LOC2023-0203
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"> I am in support of this application as I believe the applicant has done a very good job of navigating site constraints along with ensuring the adjacent park still maintains a good level of sun. I do believe that the requirement for a traffic signal on Memorial is not appropriate given the traffic and usage of that roadway. The TIA should challenge alternate travel routes and possibly eliminating failing intersections on to Memorial as this is a primary east/west thoroughfare.
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 Developed Residential – Inner City Area (MDP, 2020, Map 1), and along Memorial Drive, which is part of the Primary Transit Network (MDP, 2020, Map 2). This location is consistent with planning “future growth of the city in a way that fosters a more compact efficient use of land” and proposing “a more compact urban form for Calgary by locating a portion of new housing and jobs within higher intensity, mixed-use areas that are well connected to the Primary Transit Network” (MDP, 2020, 2.2 and 2.2.1). <p>Riley Communities Local Area Plan (2025):</p> <ul style="list-style-type: none"> Maps 3 and 4 envision this site with the Neighbourhood Connector Urban Form Category with a Low (up to 6 storey) Building Scale Modifier. The proposed Direct Control District (based on the Multi-Residential – High Density Low Rise (M-H1) District) is consistent with the Urban Form Category and Building Scale Modifier. <p>Administration accurately states the proposed Direct Control District “provides for the applicant’s proposed development</p>

	<p>with consideration of unique characteristics of a large redevelopment site adjacent to a low density residential area and unusual site constraints of the location adjacent to a park” (Attachment 1, page 3).</p> <p>The proposed Direct Control District has specific regulations for the buildings’ setbacks, heights, and loading stalls. Sunlight protection regulations ensure that sun will continue to fall on the adjacent public park to the north (Broadview Road and 16th St Park). This recognizes that public parks provide value and are in the public interest. All other regulations come from the M-H1 District. The proposed Direct Control District would allow a building that is up to 26m tall (6 storeys) with a minimum of 150 units/hectare, which would produce at least 147 units on this parcel; the applicant has submitted a Development Permit for 269 units in three buildings, which Administration is reviewing (Attachment 1, pages 3 and 5).</p> <p>Administration notes, “the existing road network can handle the additional traffic, with intersection improvements. The required improvements will be addressed through the associated development permit and include reconfiguration of the 16 Street NW and Memorial Drive NW intersection and signalization for all turns access at the 19 Street NW and Memorial Drive NW intersection” (Attachment 1, page 4).</p> <p>The risk section of the Cover Report notes the contamination from the former Canada Creosote Company that was located on the other side of the Bow River. The Alberta Ministry of Environment and Parks has accepted the Applicant’s Risk Management Plan “to ensure long-term care and control of contamination,” the conditions of which “will be implemented through the associated development permit application” (Cover Report, page 3). Broader risks, which are not included in the risk section, will continue for Calgarians and the City until the site across the river is completely remediated.</p> <p>During Commission’s review, the Applicant observed that dealing with the contamination on this site will require money and monitoring. A single-level parkade would help remove the contaminated soil, split the costs of the soil removal and monitoring among more people, and provide better access for monitoring. Thus, in response to the contamination, the Applicant has proposed changing from the current District that would allow townhouses to the proposal District that would allow larger buildings while respecting the adjacent low density residential area and park.</p>
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