

Calgary Planning Commission Member Comments



For CPC2025-0454 / LOC2024-0283
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"> • While there is significant opposition, the TIA has provided sufficient justification and rationale of how this site will function in relation to the community. The additional access will not pose a negative affect to the residents within the area. The site as well is an appropriate use for the area and will be an enhancement to the community.
Commissioner Damiani	<p>Reasons for Approval</p> <ul style="list-style-type: none"> • The policy and land use amendments support a revised development plan that will deliver more community amenities and non-market housing opportunities. • The proposal maintains the intent of the approved policy plan. • Policy amendments provide opportunity to enable the development of non-market housing and public realm enhancements that support at-grade activation and enhanced public realm. • Considerations for appropriate onsite parking should be made at development permit stage as well as coordination of the proposed transit centre and primary transit service to service the current and future residents.
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). - Old Banff Coach Road and 85th St SW, to the northwest and west of this site, are part of the Primary Transit Network (MDP, 2020, Map 2). <p>West Springs Area Structure Plan (2012):</p> <ul style="list-style-type: none"> - This site is in the Neighbourhood – Mid-Rise and Community – Centre portion of the North Neighbourhood

(West Springs ASP, Map 2 and Map 3; see Attachment 1 of the report, page 9).

- The proposed amendment to Section 4.3.2 (Transit Centre) prioritizes enhanced bus shelters and amenities. This aligns with the MDP's objective of a Transit-Supportive Land Use Framework of "Develop[ing] new mobility management strategies that will reduce the demand for vehicle access and parking" (MDP, 2020, 2.2.2.g).
- The proposed amendment to Section 4.7 (Housing Diversity Special Policy Area) would create an area within the North Neighbourhood that would allow the Development Authority to relax the Land Use Bylaw to enable at least 10% of homes to be non-market housing and to enhance the public realm.
- The proposed amendments to Maps 3, 4, and 5 of the West Springs ASP would align the Land Use Concept, Density Concept, and Building Height in the North Neighbourhood with the proposed Land Use Amendment.

Administration's presentation shows the differences between the existing Districts and the proposed Districts (Slide 8). MU-2 continues to face Broadcast Ave SW. The proposal would not change the Floor Area Ratio and height for the parcels farthest to the east and south. Slide 12 also shows the changes to the Land Use Concept, Density Concept, and Building Height maps in the West Springs ASP.

The Applicant has suggested that this proposal's additional scale makes sense because this location includes a community recreation facility, can provide a greater diversity of housing options (hence, the Housing Diversity Special Policy Area), and has the infrastructure (pipes and utilities) and transportation/mobility capacity for more people (Attachment 3, page 2). Administration confirms that sanitary, water, and stormwater servicing is available (Attachment 1, page 7). In response to local concerns, the initial proposal for 2,200 homes was reduced to 1,300 homes (Attachment 1, pages 6, 8; Attachment 3, page 2).

Administration reports that this application would have an intensity of 153 people and jobs/hectare (Attachment 1, page 6). During Commission's review, Administration reported that when combined with the rest of the North Neighbourhood area, this portion of the West Springs ASP should be able to meet its target of approximately 204 people and jobs/hectare.

During Commission's review, the Applicant claimed that the Applicant will own the commercial parts of this application and will be actively monitoring the parking situation.