

Calgary Planning Commission Member Comments

Reasons for Opposition from Mr. Leighton:

- I did not support this land use amendment to Mixed Use 1 (MU-1) because:
 1. This “spot zoning” application is, in my opinion, premature given that the Main Street Planning for the area has not yet started;
 2. Creating a commercial property facing Kensington Road will result in customer and staff parking and service areas fronting onto Westmount Road, a residential street; and
 3. Commercial development in this area would be better focused and concentrated in existing town centres along Kensington Road (rather than dispersed and fragmented).

Reasons for Opposition from Mr. Scott:

- Reasons for voting against the staff recommendation to approve redesignation from Residential Contextual One/Two Dwelling (R-C2) to the Mixed Use – General (MU-1f0.4h11) district:
 - The proposed use is out of context with predominantly residential redevelopment occurring along Westmount Road NW west of 14 Street N and, although a modest application, sets precedent in the absence of a framework to guide and manage potential interface issues.
 - The subject parcel fronts Westmount Road NW, which is a predominantly residential street in this location.
 - In the absence of a service lane or other suitable means to buffer commercial operational activities – including parking and loading and waste & recycling – from homes adjacent to and south of the subject parcel, the proposed redesignation is premature without a more comprehensive review of potential impacts and their mitigation.
 - The subject site is located just outside the south boundary of the Kensington Road Main Street change area discussed with stakeholders previously, and plans to further review the Kensington Road Main Street are not known.