

Calgary Planning Commission Comments

Calgary Planning Commission - 2019 March 21

Item 7.3.2 Investigation of Potential City-initiated Redesignations in Banff Trail and Capitol Hill (Verbal Report), CPC2019-0239

A verbal report summarizing administration's investigation and recommendation was presented to Calgary Planning Commission (CPC) for comment. The following is a summary of comments and discussion at CPC:

1. CPC supports Administration's recommendation to halt any City-initiated land use redesignations in Banff Trail and Capitol Hill at this time.
2. Area Redevelopment Plans often allow for flexibility when choosing a land use district and it is better to allow an applicant choose the land use district that meets their needs.
3. City-initiated land use redesignations can artificially raise land values without knowing what the eventual development will be and may actually stagnate redevelopment instead of encourage it.
4. Land use redesignations are often an important component of a redevelopment proforma and it is better to allow a landowner or applicant add the additional value to a property.
5. It would be beneficial for Administration to study the impact of City-initiated land use redesignations and if they assist or prevent redevelopment.
6. The caveat is an issue for redevelopment and should be addressed.