

**CALGARY PLANNING COMMISSION COMMENTS AND ADMINISTRATION FOLLOW-UP**

Summary of CPC Comments – 2019 April 18 Closed Session of CPC Meeting

<b>CPC Comments</b>	<b>Administration's Edits</b>	<b>Administration Follow-Up (No Edits)</b>
<p><b><i>Scenic Escarpment Streets</i></b></p> <ul style="list-style-type: none"> <li>• Single loaded roads are a valuable community asset that provides both visual and physical access for the public to the natural amenities and open space network.</li> <li>• A metric for the provision of single loaded roads should be indicated but one that balances the interests of both the public and landowners</li> <li>• Consider policy that is flexible and focusses on the quality of the public open space.</li> </ul>	<ul style="list-style-type: none"> <li>• Section 4.2 Escarpment Green Corridor &amp; 5.7 Scenic Escarpment Street – Policies relating to the provision of single loaded roads were revised initially from 50%, 40% to 35% then to a minimum of 25% (a combination of single loaded roads, public entry points, retail frontages, public parks)</li> <li>• Additional policy was added to consider reduction of the minimum 25% requirement should feasibility issues be satisfactorily demonstrated.</li> <li>• Section 5.7 Scenic Escarpment Streets was deleted altogether and consolidated with Section 4.2 to provide clearer interpretation of the single loaded road policy intent.</li> </ul>	<p>N/A</p>
<p><b><i>Multi-residential Parcel Size</i></b></p> <ul style="list-style-type: none"> <li>• Policies should be flexible, rather than prescriptive, with focus on quality outcomes.</li> </ul>	<ul style="list-style-type: none"> <li>• Section 3.4 – Policies were revised, deleting the maximum 1.0 hectare parcel size requirement, and updating the urban design policies to reflect quality outcome-based solutions while accommodating development flexibility.</li> </ul>	<p>N/A</p>

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<p><b><i>Growth Management Overlay</i></b></p> <ul style="list-style-type: none"> <li>• Consider having Council remove the Growth Management Overlay.</li> </ul>	<p>N/A</p>	<p>Removal of the Growth Management Overlay is within Council's purview. Opportunity for new community growth decisions will be considered at One Calgary's mid-cycle budget adjustment process in March 2020.</p>
<p><b><i>Environmental Open Space</i></b></p> <ul style="list-style-type: none"> <li>• No discussion occurred on this issue and therefore no comments were provided by CPC members.</li> <li>• Landowners requested removal of the Environmental Open Space (EOS) Study Area policies in Section 4.4.2 and 6.3.9 regarding retention of the Bow River valley escarpment and providing environmental setbacks from water bodies and slopes. They indicated that the policies were prescriptive and restrictive, given that further analysis of the EOS Study Area is required to determine its developability.</li> </ul>	<ul style="list-style-type: none"> <li>• Section 4.4.2 and 6.3.9 – Policies were revised to provide more clarity on intent and implementation.</li> </ul>	<p>N/A</p>