

# Calgary Planning Commission Member Comments



For CPC2022-0736 / LOC2021-0122  
heard at Calgary Planning Commission  
Meeting 2022 June 16



Member	Reasons for Decision or Comments
<p><b>Commissioner Tiedmann</b></p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>This application is well in line with development and planning trends in the immediate area. There are existing M-C2 buildings immediately NW of the site and an approved DC land use immediately NE of the site which currently has DP and BP approval for over 800 units and over 50,000sf of commercial. Additional re-development along this corridor is well supported by existing adjacent development, nearby transit access (bus and LRT) and high capacity roadways (MacLeod Trail).</li> </ul>
<p><b>Commissioner Hawryluk</b></p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>This application seems like a compromise. On the one hand, this is a textbook application of building along nodes and corridors about 200m from an existing LRT station. On the other hand, the Erlton Community Association does not support the proposed Land Use District, which could allow a building up to 14m tall (4m taller than the current Land Use District permits). The compromise of a building with 5 commercial units and up to 25 homes seems like a better use than two detached houses and a vacant lot so close to an LRT station while also being more respectful of adjacent development and neighbours than land uses that have been decided are appropriate on the other side of the street.</li> <li>The Erlton Community Association has rightfully brought up flooding. It appears that 25th Avenue is in the floodway and this lot is in the flood fringe. As such, the applicant will need to adhere to flood fringe regulations.</li> <li>With more than two units, the site will require controlled stormwater discharge. Stormwater should be less of a problem with this application than if semi-detached homes were built on these lots to their maximum lot coverage without controlled stormwater discharge, which the current Land Use District permits.</li> </ul>