

# Calgary Planning Commission Member Comments



For CPC2023-0229 / LOC2022-0092  
heard at Calgary Planning Commission  
Meeting 2023 March 09



Member	Reasons for Decision or Comments
<b>Commissioner Tiedemann</b>	<p>Reasons for Approval</p> <ul style="list-style-type: none"><li>This application is coming back to CPC for a second review and seeks to redesignate the parcel from a DC based on C-COR1 to M-U1f3.5h42. When this application was previously at CPC, we voted to approve it with an FAR modifier of 3.0. Upon completing further calculations, the applicant realized that post subdivision, the FAR modifier required for the 2 future lots would need to be increased to 3.5. This was an easy application to support (for a second time) as it is just correcting an administrative error.</li></ul>
<b>Commissioner Hawryluk</b>	<p>Reasons for Approval</p> <ul style="list-style-type: none"><li>This application is consistent with the West Springs Area Structure Plan (ASP)'s height and intensity policies.</li></ul> <p>The mixed-use area policy in the West Springs ASP (7.2.3.2) states "low-to-medium profile apartment complexes" are appropriate in this location. The ASP does not define the height of "medium profile," but other City policy documents have defined 12 storeys (in this case, 42m) as medium profile.</p> <p>This application says there will be 216 units on 2.11 hectares, which would produce 102 units/hectare. Provided at least one person lives in each unit, the residential component alone would meet the ASP's minimum intensity target; any jobs in this mixed-use area would be above the ASP's intensity target.</p> <p>Initially, I had some questions about the grocery store. Attachment 4, page 8 helped answer those questions, and may benefit others looking at this application.</p>