

Calgary Planning Commission Member Comments



For CPC2023-0406 / LOC2022-0056
heard at Calgary Planning Commission
Meeting 2023 April 20



| Member | Reasons for Decision or Comments |
|--------------------------------------|---|
| <p>Commissioner Tiedemann</p> | <p>Reasons for Approval</p> <ul style="list-style-type: none"> This application seeks a minor increase in intensity from M-C1 to M-C2. This change would see the maximum density increase from 148 UPH to 2.5 FAR and the maximum height increase from 14.0 m to 16.0 m. Both land use districts are contextual in nature and contain similar rules about setbacks and height chamfers at certain heights depending on the use of adjacent properties. Overall this is a minor amendment that will allow for the more effective use of a parcel in an established, redeveloping neighbourhood. |
| <p>Commissioner Hawryluk</p> | <p>Reasons for Approval</p> <ul style="list-style-type: none"> This application is an example of moving to the next increment of development. Low height and medium density (M-C1) apartments would become medium height and medium density (M-C2) apartment. It is the smallest increment possible from M-C1. The site is 325m from the 33 Avenue SW Main Street and 425m from a grocery store. This is appropriate in this location. |