

# Calgary Planning Commission Member Comments



For CPC2023-0577 / LOC2023-0003  
heard at Calgary Planning Commission  
Meeting 2023 June 08



Member	Reasons for Decision or Comments
<p><b>Commissioner Hawryluk</b></p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>This application would replace a 1996 Direct Control District for rural residential development with Multi-Residential – Low Profile (M-1), which according to the Land Use Bylaw “has Multi-Residential Development of low height and medium density” and “is intended to be in close proximity or adjacent to low density residential development” (LUB 1P2007, 616.d and 616.e). The current Land Use District allows up to 10m; M-1 would allow up to 14m (one storey more). Due to density maximums, no more than 74 units would be allowed on this site. From a planning policy perspective, this is an acceptable use. It is especially true given that it is 1km from an existing LRT station and Council has set a goal for 95% of Calgarians to live within 2km of a dedicated transit facility by 2050 (Climate Strategy: Pathways to 2050, Table 1, page 19).</li> </ul>