

# Calgary Planning Commission Member Comments



For CPC2024-0237 / LOC2023-0415  
heard at Calgary Planning Commission  
Meeting 2024 March 07



Member	Reasons for Decision or Comments
<p><b>Commissioner Hawryluk</b></p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>The current Multi-Residential – Contextual Grade-Oriented (M-CGd72) District regulates the building through setbacks and a maximum height of 12m. If all of the 0.34 hectares was designated M-CGd72, 24 homes could be built there.</li> </ul> <p>The proposed Multi-Residential – Contextual Medium Profile (M-C2) District uses a Floor Area Ratio of 2.5 and a maximum height of 16m. The applicant says they will build 58 homes and a child care facility (Attachment 3, page 1).</p> <p>One amendment to the Erlton Area Redevelopment Plan removes the following text from the Parks and Open Spaces section of the Executive Summary: “In the situation where the Calgary Board of Education identifies the Erlton School site as surplus to their needs, consideration should be given by the City for the acquisition of the property for community facilities and local open space purposes.” By selling the land to a non-market housing provider, Council has signalled that housing and child care benefit the community. Consequently, newer Council direction make it appropriate to remove this portion of the Area Redevelopment Plan.</p> <p>The site is 400m from an LRT station, which supports Council’s goal that 95% of Calgarians will “live within 2000m of a dedicated transit facility (e.g. LRT, MAX bus station)” by 2050 (2022 Climate Strategy, pg. 19).</p> <p>Though not a planning consideration, this applicant does not intend to keep the existing school. Greater flexibility with the whole site will likely make it easier to achieve the applicant’s objectives. Adaptive reuse may be more likely in cities with lower price-to-income ratios. As a city’s housing price-to-income ratio increases, the odds of demolition may increase.</p>