

# Calgary Planning Commission Member Comments



For CPC2024-0323 / LOC2023-0209  
heard at Calgary Planning Commission  
Meeting 2024 March 21



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 Multi-Residential– Contextual Low Profile (M-C1) District would allow a 3-4 storey building (up to 14m) and up to 8 dwelling units with secondary suites. The location meets 7 of 8 criteria for multi-residential (Slide 14 of the presentation notes that it is not on a collector or higher standard roadway, but 36 St is an Arterial Street in Map 3: Road and Street Network of the Municipal Development Plan). Given that Council has decided that the M-C1 District “is intended to be in close proximity or adjacent to low density residential development” with specific height rules next to low-density Districts, this is appropriate (LUB, 586 (f) and 594(2)).</li> </ul> <p>If this parcel was across the street, in the Inner City, this application would likely be for the Housing – Grade-Oriented (H-GO) District, which would have produced a shorter building (up to 12m). This might raise some questions about the wisdom of locational criteria that are based on the Municipal Development Plan’s (MDP) Balanced Growth Boundary.</p>