

Calgary Planning Commission Member Comments



For CPC2024-0340 / LOC2023-0334
heard at Calgary Planning Commission
Meeting 2024 March 21



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> The current Multi-Residential – Contextual Grade-Oriented (M-CGd111) District would allow 23 homes to be built; the proposed Multi-Residential – Contextual Medium Profile (M-C2f1.5) District would allow 48 units. The maximum height will remain 12m because the Sunalta Area Redevelopment Plan (ARP) limits height to 12m in this location. An LAP map needs to be amended to allow medium density homes here, but the height map remains the same. <p>These parcels are located 260m from the Sunalta LRT Station and 350m from the Neighbourhood Main Street on 14 St SW. Thus, this application, which would allow for the creation of 48 grade-oriented homes, supports the Municipal Development Plan’s third key direction to “Direct land use change within a framework of Activity Centres and Main Streets,” and 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>