

# Calgary Planning Commission Member Comments



For CPC2024-0578 / LOC2023-0205  
heard at Calgary Planning Commission  
Meeting 2024 May 23



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 involves two parcels.</li> </ul> <p>On one parcel, the Mixed Use - Active Frontage (MU-2) District would be replaced by the Multi-Residential – Medium Profile (M-2) District and Commercial – Neighbourhood 2 (C-N2) District. This would allow the construction of a gas bar and multi-residential development. Because the lot will need to be subdivided to have these two Land Use Districts, the residential development will be on less than 1 hectare of land and should qualify as “Multi-Residential Development – Minor,” which is a permitted use in the M-2 District. The M-2 District would allow buildings that are up to 16m (4-5 storeys); the C-N2 District would allow up to 10m.</p> <p>On the other parcel, a Direct Control (DC) District based on the Multi-Residential – At Grade Housing (M-G) District would be replaced by the Multi-Residential – Low Profile (M-1) District. The DC would allow for “Pocket Residential Development,” which could have produced something similar to a Cottage Housing Cluster. The Applicant said that they have not been able to develop the site with groups of residences that share a common amenity space and may have a common building like the DC envisions. I suspect that may be connected to how much construction costs have increased since this DC was approved in 2018. The maximum height would increase from 13m to 14m.</p> <p>This application would require revising the Rangeview Area Structure Plan’s text and map to change a Community Retail Centre to Neighbourhood Retail Centre.</p>