

Calgary Planning Commission Member Comments



For CPC2024-0748 / LOC2024-0011
heard at Calgary Planning Commission
Meeting 2024 July 4



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application aligns with the North Hill Communities Local Area Plan. <p>The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District would allow a fiveplex with suites (0.05 hectares x 111 units/hectare = 5.55 units) in a building that is up to 12m tall.</p> <p>This lot is 45m from Edmonton Trail NE and 450m from Centre Street N which are Urban Main Streets and part of the Primary Transit Network in the Municipal Development Plan (Attachment 1, page 1). This aligns with Council’s direction in the Municipal Development Plan’s Key Direction 3 to “Direct land use change within a framework of nodes and corridors” (MDP, 2.2). This also 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>The M-CG District “is intended to be in close proximity or adjacent to low density residential development” (LUB, 576 (g)). In this location, M-CG would act as a transition from Edmonton Trail on the east down to the existing semi-detached houses to the west.</p> <p>The North Hill Communities Local Area Plan envisions this lot with the Neighbourhood Local urban form category, which is “primarily residential” (North Hill LAP, 2.2.1.4), and a Low – Modified building scale modifier, which allows for up to 4 storeys. The M-CG District is residential and up to 12m, which is consistent with the North Hill Communities Local Area Plan.</p>