

Calgary Planning Commission Member Comments



For CPC2024-0767/ LOC2024-0067
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 Westbrook Communities Local Area Plan. <p>The proposed Multi-Residential – Contextual Low Profile (M-C1) District would allow multi-residential development “in close proximity or adjacent to low density residential development” in a building that is up to 14m tall (LUB 586 (f)).</p> <p>Administration and the Applicant appear to use slightly different lot size calculations to determine the number of units on this site. According to Administration, six units are possible on this site (0.04 hectares x 148 units/hectare = 5.92 units) (Attachment 1, page 3). According to the Applicant, seven units are possible (0.049 hectares x 148 units/hectare = 7.25 units) (Attachment 2, page 1). The difference is not of much practical relevance because the Applicant has submitted a Development Permit for a rowhouse-style building with 3 units and 3 suites (Cover Report, page 1; Attachment 1, page 3).</p> <p>This lot is on 37th St SW, which is part of the Primary Transit Network, and is within 300m of a MAX Teal Bus Rapid Transit (BRT) station (Attachment 1, pages 4-5). 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) and 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 Westbrook Communities Local Area Plan envisions this lot with the Neighbourhood Connector urban form category, which is “characterized by a broad range of housing types along higher activity, predominantly residential streets” and “should support a higher frequency of units and entrances facing the street” (Westbrook LAP, 2.2.1.5 and 2.2.1.5.a), and a Low building scale modifier, which allows for up to 6 storeys. The M-C1 District includes “building forms similar to Townhouse and Rowhouse Building” (LUB 239 (c)), which have a higher frequency of units and entrances along the street, and a height</p>

	<p>of up to 14m. This District is consistent with the Westbrook Communities Local Area Plan.</p>
--	--