

# Calgary Planning Commission Member Comments



For CPC2023-0949 / LOC2023-0197  
heard at Calgary Planning Commission  
Meeting 2023 December 07



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 would allow an 8-storey building, though the applicant notes the intent to build a 6-storey building (likely because construction costs increase above 6-storeys). Under the proposed Multi-Residential – High Density Low Rise (M-H1) Land Use District’s minimum densities, a lot of this size would produce at least 45 units.</li> </ul> <p>The amendment to the Millican-Ogden Area Redevelopment Plan (ARP) would allow medium densities, such as a mid-rise building.</p> <p>According to the Municipal Development Plan’s Map 1, the location is within a Community Activity Centre. It is also 800 metres from the future Ogden LRT Station and 1000 metres the future South Hill LRT Station along the Green Line. This supports the Municipal Development Plan’s Key Direction 3, “Direct land use change within a framework of nodes and corridors” (MDP, 2.2) and Council’s goal for 95% of Calgarians to live within 2 kilometres of a dedicated transit facility by 2050 (Climate Strategy: Pathways to 2050, Table 1, page 19).</p>