

# Calgary Planning Commission Member Comments



For CPC2023-1246 / LOC2023-0079  
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 aligns with the North Hill Communities Local Area Plan’s Urban Form Category and Building Scale for this location.</li> </ul> <p>The proposed Multi-Residential – Contextual Grade-Oriented (M-CGd75) District is similar to the R-CG District. M-CGd75 could go up to 12 metres; R-CG could go up to 11 metres. Otherwise, the districts could produce very similar outcomes on this lot: up to 4 units and 4 suites, and 0.5 parking stalls per unit or suite (M-CG’s minimum parking requirement could be relaxed from 0.625 stalls/unit or suite by 25% to 0.5 stall/unit because this is within 400 metres of an existing or approved capital funded BRT station).</p> <p>This lot is one lot away from Centre Street (a Main Street in the Municipal Development Plan) and 300 metres from the future 28th Avenue Green Line LRT station. It supports the Municipal Development Plan’s Key Direction 3, “Direct land use change within a framework of nodes and corridors” (MDP, 2.2), the Transit Oriented Development Policy Guidelines’ direction for development within LRT station areas (within a 600 metres of stations), and Council’s goal for 95% of Calgarians to live within 2km of a dedicated transit facility by 2050 (Climate Strategy: Pathways to 2050, Table 1, page 19).</p>