

Calgary Planning Commission Member Comments



For CPC2024-0754 / LOC2024-0089
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"> On this 0.05-hectare lot, the proposed Multi-Residential – Contextual Grade-Oriented (M-CGd85) District would allow a fourplex with suites (0.05 ha x 85 units/ha = 4.25 units) in a building that is up to 12m tall. The current Residential – Grade-Oriented Infill (R-CG) District would allow up to three units with suites (0.05 ha x 75 units/ha = 3.75 units) in a building that is up to 11m tall. This application is in response to LUB section 14(2)(a), which rounds the number of units down to the next whole number. Fourplexes tend to be easier to build than triplexes because it’s easier to divide a cube into an even number of units than odd numbers. Given Calgary’s low vacancy rates, it is likely that adding a fourth home is in the public interest. <p>This lot is 270m from the Brentwood LRT Station and 350 m from the Brentwood Village Shopping Centre, which is a Community Activity Centre 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,” which would be an appropriate District for this location (LUB, 576 (g)).</p> <p>The Applicant and Community Association strongly disagree about how significant this project would be to the area. The Applicant completed the Community Outreach Assessment and found an impact score of 1A (low impact with a direct approach to engagement, see Attachment 3, page 1). The Community Association completed the Community Outreach Assessment and found an impact score of 3B (medium to high impact with a comprehensive approach to engagement, see Attachment 4, page 17). Faced with such disagreement, a key</p>

	<p>question is how much engagement ought to be appropriate for a Land Use Amendment to build a fourplex.</p> <p>During Commission's review, the Applicant described the engagement. As noted in Attachment 3, the density modifier of 85 was added so a fourplex with suites could be built instead of a fiveplex with suites. The Applicant said that the height will be lowered to respond to height concerns (see also Attachment 3, page 2), but that will be part of the Development Permit. The applicant reported that there would be a second open house prior to the public hearing. A follow-up question may help clarify how engagement has continued since Commission recommended this item at the beginning of July.</p>
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