

# Calgary Planning Commission Member Comments



For CPC2024-1101 / LOC2024-0135  
heard at Calgary Planning Commission  
Meeting 2024 October 17



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 site is ~45m from Centre St N, ~325m from Edmonton Tr NE, and ~530m from 16 Ave NE, which are all Urban Main Streets in the Municipal Development Plan (MDP) and part of the Primary Transit Network. Consequently, this application 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).</li> </ul> <p>This application aligns with the North Hill Communities Local Area Plan (LAP).</p> <p>The LAP envisions this block with the Neighbourhood Local urban form category (“primarily residential uses” in 2.2.1.4.a.i in the North Hill Communities Local Area Plan) and up to 6 storeys tall.</p> <p>The current Multi-Residential – Contextual Low Profile (M-C1) District uses setbacks to regulate the size of the building, a height maximum of 14m, and a density modifier that would allow up to 30 homes to be built on this parcel.</p> <p>The proposed Multi-Residential – Contextual Medium Profile (M-C2d296) District would use a maximum Floor Area Ratio of 2.5 to regulate the size of the building, a maximum height of 16m (up 2m, which would produce a 4-storey building), and a density modifier that would allow up to 60 homes to be built on this parcel.</p>