

Calgary Planning Commission Member Comments



For CPC2024-1133 / LOC2024-0159
heard at Calgary Planning Commission
Meeting 2024 October 17



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This site is ~150m from Edmonton Tr NE, which is an Urban Main Streets in the Municipal Development Plan (MDP) and part of the Primary Transit Network. Centre Street N is farther away (~700m). Based solely on proximity to Edmonton Trail, 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). <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 Grade-Oriented (M-CGd72) District uses setbacks to regulate the size of the building, a height maximum of 12m, and a density modifier that would allow up to 4 homes to be built on this parcel.</p> <p>The proposed Multi-Residential – Contextual Medium Profile (M-C2) District would use a maximum Floor Area Ratio of 2.5 to regulate the size of the building and a maximum height of 16m (up 4m, which would produce a 4- or 5-storey building). A Development Permit has been submitted that involves consolidating this lot and an adjacent lot to build a 38-unit, 5-storey building (Cover Report, page 1).</p> <p>During Commission’s review, Administration reported that buildings in the M-C2 District can be designed to work next to century-old homes. The M-C2 District’s purpose statement supports this logic by noting that this district is “intended to be in close proximity or adjacent to low density residential development” (Land Use Bylaw 1P2007, 576(g)).</p>