

Calgary Planning Commission Member Comments



For CPC2024-1108 / LOC2024-0041
heard at Calgary Planning Commission
Meeting 2024 October 31



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This site is ~120m from 4 St SW and ~300m from 17 Ave SW, both of which are Neighbourhood 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). <p>The current Multi-Residential – Contextual Grade-Oriented (M-CGd111) District uses setbacks to regulate the size of the building, a height maximum of 12m, and a density modifier of 111 units/hectare. The current Multi-Residential – Contextual Medium Profile (M-C2) District uses a maximum Floor Area Ratio of 2.5 to regulate the size of the building and a maximum height of 16m (~4 storeys).</p> <p>The proposed Multi-Residential – High Density Low Rise (M-H1f3.3h21) District uses a maximum Floor Area Ratio of 3.3 to regulate the size of the building and a maximum height of 21m (~6 storeys).</p> <p>To support this Land Use Amendment, this application would also make a small amendment to the Land Use Policy map in the Cliff Bungalow Area Redevelopment Plan from Medium Low Density Infill to Medium Density.</p> <p>A Development Permit (DP) is under review. Though the draft West Elbow Communities Local Area Plan (LAP) has not received third reading, Administration reports that the City and Applicant are working “to ensure the proposed development adheres to the draft Heritage Guidelines in the draft LAP” (Attachment 1, page 6).</p> <p>During Planning Commission’s review, the Applicant confirmed their plans to retain and protect the street trees on 20th Ave SW.</p> <p>According to the Applicant Outreach Summary, the Applicant “is offering the existing buildings for relocation, allowing</p>

	<p>interested parties to relocated these structures themselves at their own cost and liability. The structures themselves would be provided at no cost” (Attachment 4, page 9). During the Planning Commission’s review, the Applicant confirmed this offer stands. Perhaps Council can let more people know about this offer.</p>
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