

Calgary Planning Commission Member Comments



For CPC2024-1208 / LOC2024-0186
heard at Calgary Planning Commission
Meeting 2024 November 14



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> In the Municipal Development Plan (MDP), this site is shown as part of the Developed Residential – Established Area in Map 1: Urban Structure. Consequently, this application supports the MDP’s core indicator of 50% “population growth from 2006 accommodated within [the] balanced growth boundary” (Municipal Development Plan, 2020, 5.3). <p>Attachment 1, page 5 does not report the existence of a Local Area Plan, Area Structure Plan, or Area Redevelopment Plan for this area. In the absence of a local plan, the MDP is the governing planning document for the area.</p> <p>This site was a pipeline maintenance facility. Currently, its Land Use District is the Special Purpose – City and Regional Infrastructure (S-CRI) District. It is proposed that this Land Use District be amended to a Direct Control (DC) District based on the Multi-Residential – Contextual Grade-Oriented (M-CG) District with additional rules for this site: building separation (at least 6.5m between buildings), maximum height rules along adjacent low-density properties (i.e. the east side of this property), landscaping requirements, landscaping plan requirements, planting requirements, amenity space, decks and patios, motor vehicle parking requirements, bicycle parking requirements, mobility storage.</p> <p>To respect adjacent neighbours and strive to meet MDP objectives, this DC blends parts of the Residential – Grade-Oriented Infill (R-CG) and M-CG Districts. Most of the regulations are based on the R-CG and General Rules for Low-Density Residential Districts:</p> <p>Requirements that are based on the R-CG District (the District to the south and east):</p> <ul style="list-style-type: none"> - Density (This DC’s maximum density is 63 units per hectare. R-CG’s maximum density is 75 units per hectare) - Building separation, - Landscaping, - Landscaping plan,

- Planting,
- Amenity space,
- Motor vehicle parking (in keeping with LUB 546 (1), this DC requires 1 stall per suite or unit),
- Bicycle parking, and
- Mobility storage.

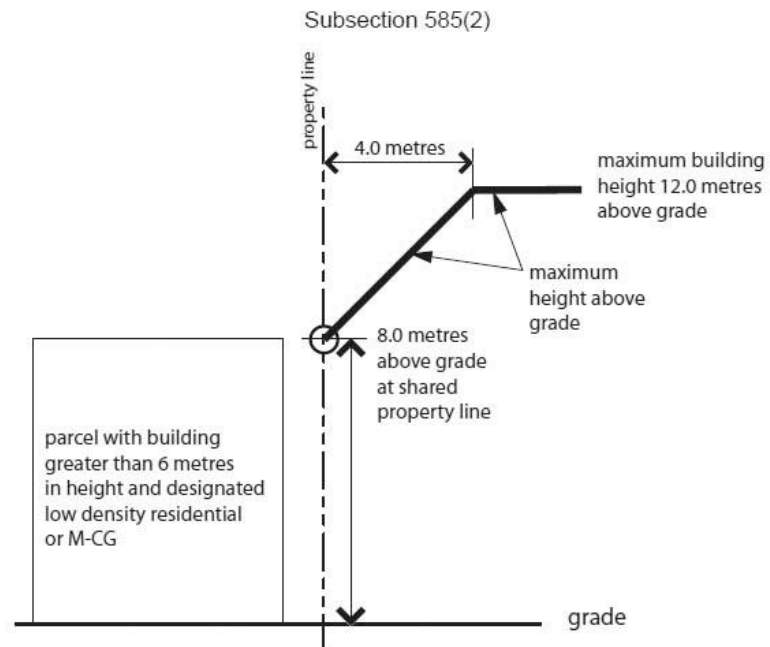
Regulations that are based on the General Rules for Low Density Residential Land Use Districts:

- Decks and patios.

Regulations that based on the M-CG District:

- Uses,
- Setbacks, and
- Height.

For context, the adjacent R-CG District sets a maximum height of 11m. The M-CG District sets a maximum height of 12m with specific rules along low-density residential districts, as shown in the diagram below. The proposed DC would limit the height at the shared property line (i.e. the east side of this property) to the height of the adjacent house or 8m (whichever is greater) and then can then rise at a 45° angle up a maximum of 12m.



Administration reports that, “No major concerns have been identified in terms of mobility requirements, following review of the Traffic Impact Assessment memo, submitted as part of the application” (Attachment 1, page 4).

	<p>This DC could have been simpler and more flexible, but Administration and the Applicant have tried to blend the R-CG and M-CG Districts to suite this site while pursuing the MDP's objectives. The intent is admirable.</p>
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