

Calgary Planning Commission Member Comments



For CPC2024-1205 / LOC2024-0148
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"> This application would change the density modifier while retaining the same Land Use District. <p>The Land Use District is Multi-Residential – Contextual Grade-Oriented (M-CG) and the density modifier is proposed to change from d60 to d70, which would increase the maximum density from 60 units per hectare to 70 units per hectare.</p> <p>Increasing the density modifier would allow 11 more homes on this parcel (from 66 to 77 homes, see Attachment 1, page 3).</p> <p>Administration reports, “The subject site was redesignated to the M-CGd60 District in 2018 as part of a land use amendment and outline plan that included multiple land use districts and approximately 11.37 hectares of land. This application [of 1.77 hectares] includes the area intended for development under the third phase of the overall plan, which is proposed to be completed over six phases” (Cover Report, page 1).</p> <p>Given the context and the lack of public comment (see Cover Report, page 2), I would have suggested removing the density modifier completely and providing greater flexibility on a small portion of the outline plan area.</p>