

Calgary Planning Commission Member Comments



For CPC2024-0615 / LOC2023-0127
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 application would change the current Direct Control District, which is from 1996 and would allow 9 detached homes on 0.2 hectare (0.5 acre) lots, to the Special Purpose – City and Regional Infrastructure (S-CRI) District for a future LRT Right-of-Way and a new Direct Control (DC) District based on the Mixed Use – General (MU-1) District. <p>The new DC adds:</p> <ul style="list-style-type: none"> - the Discretionary Use of Place of Worship – Large, - allows a Floor Area Ratio (FAR) of 2.0, - allows a FAR of 3.5 if at least 0.19 hectares of Publicly Accessible Private Open Space or Municipal Reserve are dedicated, - a maximum height of 35m (10 storeys), tapering down to 16m when the building is 13m from Rundle College’s property line (see Illustration 1 on page 4 of Attachment 3), and - a setback of 13m from Rundle College’s property line. <p>The increase in FAR from 2.0 to 3.5 in exchange for Publicly Accessible Private Open Space or Municipal Reserve strongly encourages the applicant to ensure that land will be available for members of the public.</p> <p>This application would also amend two maps in the Springbank Hill Area Structure Plan (ASP): Land Use Concept (from Standard Suburban to Mixed-Use) and Street Network (from Collector Street to Neighbourhood Boulevard).</p> <p>Administration reported that Rundle College supported this application and assured Commission that the street network can handle this application.</p> <p>For a few years, construction costs have caused a logical step in heights from 6 storeys to 12 storeys. The ASP (approved in 2017) set the maximum height at 10 storeys. One wonders why that height limit was not set at 12 storeys.</p>