

Calgary Planning Commission Member Comments



For CPC2024-1160 / LOC2024-0220
heard at Calgary Planning Commission
Meeting 2024 November 28



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 land use from the Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Multi-Residential – Contextual Medium Profile (M-C2) District and amend the Cliff Bungalow Area Redevelopment Plan (ARP) to align with the Land Use Amendment. The lot to the east is already designated M-C2, so this would allow the two lots to be consolidated. During Commission’s review, Administration thought the adjacent lot was designated M-C2 as part of a larger City-led initiative. <p>This change would increase the maximum height from 12m to 16m and the Floor Area Ratio would become 2.5. Currently, the subject site could allow up to 2 units. If this application and the lot consolidation are approved, the two parcels could produce 21 units (see Attachment 1, page 3).</p> <p>This site is ~220m from 4 Street SW, which is a Neighbourhood Urban Main Street in the Municipal Development Plan (MDP) and part of the Primary Transit Network (MDP, 2020, Map 1: Urban Structure and Map 2: Primary Transit Network). Allowing more people to live ~220m from the 4 St SW Main Street, supports the visions of the Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP), especially 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> <p>The Community Association sent a second letter during the Planning Commission’s meeting. Based on my quick skim during the meeting, it looks similar to their earlier letter. Commission accepted the letter so it could be in the public record during the time between Commission’s review and the public hearing.</p>