

# Calgary Planning Commission Member Comments



For CPC2024-1178 / LOC2022-0058  
heard at Calgary Planning Commission  
Meeting 2024 November 28



Member	Reasons for Decision or Comments
<p><b>Commissioner Hawryluk</b></p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>I voted for this application because I try not to vote against housing, but I found this application frustrating.</li> </ul> <p>This site is ~50m from a future LRT Station within a Major Activity Centre and the end of the Green Line (because the road designs will not allow it to be extended farther south). Allowing more homes in this location aligns with 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>Yet, the maximum heights of the proposed Land Use Districts are 14m, 16m, and 24m (probably 4-6 storeys, with the lowest heights closest to the future LRT Station). This seems rather low for what would be considered the Core Station Area if it was in an LRT Station Area in the established areas. It seems even more odd because this area has been planned specifically for an LRT Station and Transit-Oriented Development. During Commission's review, Administration acknowledged that they would have asked for more height. The Applicant talked about pushing the density to the north to minimize casting shadows and not wanting as much height on the south where it would be closer to the future school.</p> <p>During Commission's review, I asked Administration and the Applicant how many people or units they expected would be built in the LRT Station Area before and after this application. Both could only point to the units/hectare that are required in the Area Structure Plan.</p>