

Calgary Planning Commission Member Comments



For CPC2024-1304 / LOC2024-0165
heard at Calgary Planning Commission
Meeting 2024 December 12



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This Direct Control (DC) District is based on the Housing – Grade Oriented (H-GO) District with site-specific rules, most notably a minimum density of 80 units per hectare, which would allow the discharge of a restrictive covenant that prevents redevelopment that aligns with the Municipal Development Plan and Banff Trail Area Redevelopment Plan. <p>Administration notes, “The subject site is considered appropriate for H-GO as it is located within an Inner City Area and is approximately 100 metres from and existing LRT Station (Banff Trail Station) located along Capitol Hill Crescent NW. Therefore, the subject site is appropriate for redesignation to the H-GO District” (Attachment 1, page 4).</p> <p>Adding more homes ~100m from an existing LRT Station supports 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 H-GO District’s attached or stacked forms and 12m height align with the Figures 2 and 3 in the Banff Trail Area Redevelopment Plan. According to Administration, “the Medium Density Low-Rise typologies are intended to allow for low-rise built form (approximately 3-4 storeys), including townhouses, apartments and live/work units. Figure 3: Maximum Building Heights identifies a maximum building height of 14 metres” (Attachment 1, page 6).</p>