

# Calgary Planning Commission Member Comments



For CPC2024-1167 / LOC2024-0128  
heard at Calgary Planning Commission  
Meeting 2025 January 9



Member	Reasons for Decision or Comments
<b>Commissioner Hawryluk</b>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>This application from the Multi-Residential – Contextual Medium Profile (M-C2) District to Multi-Residential – High Density Low Rise (M-H1f2.0) District would increase the height by 10m (from 16m to 26m) and decrease the Floor Area Ratio (FAR) from 2.5 to 2.0.</li> </ul> <p>In other words, the Land Use amendment could produce a taller, but smaller building. Initially, this seemed unusual. During Commission’s review, Administration reported that the ATCO high pressure gas line, which is mentioned in the report, runs on the east side of the lot. Slide 11 of Administration’s presentation shows a draft concept with the building on the west side of the lot (<a href="https://pub-calgary.escribemeetings.com/filestream.ashx?DocumentId=314373">https://pub-calgary.escribemeetings.com/filestream.ashx?DocumentId=314373</a>). The ATCO utility right-of-way keeps a larger building from being built on the lot. Even with the higher FAR of 2.5, a larger building might not be possible. The Applicant told Administration that a FAR of 1.8 would suffice. The M-H1f2.0 District is an appropriate response to this local condition.</p> <p>This application aligns with the recently approved East Calgary International Avenue Communities Local Area Plan (LAP), which envisions the Neighborhood Connector Urban Form Category and up to 6 storeys (Low building scale modifier) in this location. The LAP states that “Development in Neighbourhood Connector ... areas of a community should be primarily residential uses, and support a broad range and mix of housing types, unit structures, and forms” (East Calgary International Avenue Communities LAP, 2024, 2.2.1.4.a). The M-H1f2.0 District “is intended to provide for Multi-Residential Development,” “includes a limited range of support commercial multi-residential uses,” and has a maximum building height of 26m (LUB, 1P2007, 635(a), 635(h), and 644(1)). Consistent with the LAP, any resulting buildings in the M-H1f2.0 District will be primarily residential and up to 6 storeys.</p>
<b>Commissioner Montgomery</b>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>Noted an updated Environmental Site Assessment was to be done at Development Permit stage.</li> </ul>