

Calgary Planning Commission Member Comments



For CPC2025-0070/ LOC2024-0176
heard at Calgary Planning Commission
Meeting 2025 February 13



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application would remove a density modifier from the current Multi-Residential – High Density Medium Rise while retaining the current District. In other words, Council already approved the size of the building that could be built on this site when approving the height and Floor Area Ratio; the District will simply change from M-H2d160 to M-H2. This would increase the maximum number of homes that could be built on this lot from 25 to 74 (Attachment 1, page 3). <p>The application also includes update the Mission Area Redevelopment Plan to increase the maximum density on this location.</p> <p>This site is 500m from the Erlton/Stampede LRT Station, which is also located on Macleod Trail, which is an Urban Main Street on the Primary Transit Network (PTN) (Attachment 1, page 1; MDP, 2020, Map 2: Primary Transit Network). This application 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>