

Calgary Planning Commission Member Comments



For CPC2025-0402 / LOC2024-0070
heard at Calgary Planning Commission
Meeting 2025 April 24



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application includes a Land Use Amendment of 0.2 hectares with a single-detached house that the City's MyProperty map reports was built in 1997 and a map amendment to the Springbank Hill Area Structure Plan (ASP) for 1.1 hectares (including the 0.2 hectares). Attachment 1, page 3 includes a map of the Land Use Amendment area and ARP Amendment area. <p>The current Direct Control District from 2014 is based on the former Residential – One Dwelling (R-1) District and adds the discretionary uses of Secondary Suites, Secondary Suites – Detached Garage; and Secondary Suites – Detached Garden.</p> <p>The proposed Residential – Low Density Mixed Housing (R-G) District is the best-suited Low Density Residential District for this location in the Developing Area.</p> <p>The proposed map amendment to the Springbank Hill ASP would change this portion of Map 2 (Land Use Concept) from 'Standard Suburban' to 'Low Density.'</p> <p>During Commission's review, one Commissioner observed suggested that this ASP amendment is only required because of how Administration has decided to calculate density.</p> <p>The Applicant has applied to subdivide this area into 29 lots (Cover Report, page 2). Administration has based the density calculation on 29 units in 1.1 hectares would produce a density of 26.4 units/hectare, which exceeds the Standard Suburban area's density range of 7-17 units/hectare.</p> <p>Twenty years ago, the 0.2 ha site was excluded from the Outline Plan for this area. If that site had been included with the 7.23 ha of residential land in the Outline Plan that includes Mystic Ridge, then the proposed 29 units and the existing 60 units in the combined 7.43 hectares of residential land would produce a density of 12 units/hectare (89 units/7.43 hectares = 12 units/hectare), which is within the Standard Suburban area's density range of 7-17 units/hectare.</p>