

Calgary Planning Commission Member Comments



For CPC2025-0413 / LOC2024-0286
heard at Calgary Planning Commission
Meeting 2025 April 24



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <p>This application aligns with the following direction from Council:</p> <ul style="list-style-type: none"> • Municipal Development Plan/Calgary Transportation Plan (2020): <ul style="list-style-type: none"> - This site is located on Frobisher Blvd, which functions as a frontage road along Heritage Drive, which is a part of the Primary Transit Network, - The eastern edge of the site is ~300m from a MAX Teal BRT Station, and - The western edge of the site is ~600m from the Heritage LRT Station. - This location is consistent with planning around “nodes and corridors” (MDP, 2.2). • Heritage Communities Local Area Plan (2023): <ul style="list-style-type: none"> - Maps 3 and 4 envision this site with the Neighbourhood Connector Urban Form Category and Low (up to 6 storeys) Building Scale Modifier. - The proposed Multi-Residential – High Density Low Rise (M-H1f3.3h24) District is consistent with the Urban Form Category and Building Scale Modifier. • The applicant is talking about adding a six-storey building to an undeveloped part of this site. This is believable because it seems unlikely that it would be financially viable to demolish five existing four-storey apartment buildings to build six-storey buildings. • Adding homes to an existing multi-family site likely qualifies as “infilling that is sensitive, compatible and complementary to the existing physical patterns and character of neighbourhoods” (MDP, 2020, 2.2.5).
Commissioner Montgomery	<p>Reasons for Approval</p> <ul style="list-style-type: none"> • Application proposes to intensify existing multi-family site in by identifying underutilized lands and is appropriate within the context of the area. <p>Suggest the applicant provide a better community outreach and summary through the DP stage. Applicants outreach lacked any meaning full dialog with the community and provided no information on feedback from the community.</p>