

# Calgary Planning Commission Member Comments



For CPC2025-0014 / LOC2024-0031  
heard at Calgary Planning Commission  
Meeting 2025 April 24



Member	Reasons for Decision or Comments
<b>Commissioner Hawryluk</b>	<p>Reasons for Approval</p> <p>The cumulative density of the proposed Land Use Districts in this Outline Plan area is 21.5 units/hectare, which exceeds the density target of 20 units/hectare in the Municipal Development Plan and South Shepard Area Structure Plan (ASP).</p> <p>The proposed residential Land Use Districts are all Low Density Residential because, as Administration notes, "If an increase in density were to be proposed (i.e. medium or high density or mixed-use land use districts which would facilitate a building with over four units), an additional [Applicant-funded] off-site water main connection would be required from west of Stoney Trail SE to provide the required increased fire flows to this part of the community" (Attachment 1, page 8).</p>
<b>Commissioner Montgomery</b>	<p>Reasons for Approval</p> <p>I applaud City Administration and the Applicant for working together to resolve issues and balance the needs of density and servicing.</p> <p>The proposed DC introduces a housing style that meets density requirements and removes the burden of condominium fees increasing affordability.</p>