

# Calgary Planning Commission Member Comments



For CPC2025-0513 / LOC2024-0153  
heard at Calgary Planning Commission  
Meeting 2025 June 05



Member	Reasons for Decision or Comments
<b>Commissioner Remtulla</b>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>I am supportive of this application. Given the constraints with the pond behind and possible building heights, I see the site feasible for development under the proposed zoning.</li> </ul>
<b>Commissioner Hawryluk</b>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>This application aligns with the following direction from Council: Municipal Development Plan/Calgary Transportation Plan (2020): <ul style="list-style-type: none"> <li>This site is in the Developing Residential – Planned Greenfield with Area Structure Plan (ASP) area (MDP, 2020, Map 1).</li> </ul> </li> </ul> <p>Springbank Hill Area Structure Plan (2017):</p> <ul style="list-style-type: none"> <li>The map amendment to the Springbank Hill Area Structure Plan (from 'Low Density' and 'Low Density Contextual' to 'Low Density' and 'Medium Density') would align the Area Structure Plan with the proposed Land Use Amendment.</li> </ul> <p>The proposed Multi-Residential – Low Profile (M-1d77) District would allow a 14m tall (three- or four-storey) building with up to 24 units (Attachment 1, page 1). A concurrent Development Permit has been submitted and is ready for approval if this Land Use Amendment is approved (Attachment 1, page 5).</p>
<b>Commissioner Damiani</b>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>Analysis of infrastructure and detailed planning has clarified requirements based on a previously approved outline plan. The application proposes to bring into alignment the land use districts for open space and stormwater management areas.</li> <li>The proposed residential district allows for a mix of building forms that is compatible with the existing character of the area and transitions to lower density housing forms.</li> <li>The Springbank Hill Community Association (CA), support the application with the addition of a density modifier of 77 UPH as a commitment to the maximum buildout of 24 dwelling units as well as a concurrent DP to provide clarity on parking design.</li> </ul>