

Calgary Planning Commission Member Comments



For CPC2025-0091 / LOC2024-0264
heard at Calgary Planning Commission
Meeting 2025 June 05



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application aligns with the following direction from Council: <p>Municipal Development Plan/Calgary Transportation Plan (2020):</p> <ul style="list-style-type: none"> This site is in the Developed Residential – Inner City Area (MDP, 2020, Map 1), and ~240m from a northbound MAX Yellow Bus Rapid Transit (BRT) station and ~340m from a southbound MAX Yellow BRT station (via a pedestrian bridge) on Crowchild Trail SW, which is part of the Primary Transit Network (MDP, 2020, Map 2; Attachment 1, page 5). <p>West Elbow Communities Local Area Plan (2025):</p> <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 Direct Control District (based on the existing Residential – Grade-Oriented Infill (R-CG) District) is within the vision of the Urban Form Category and Building Scale Modifier, but does not reach the maximum of the Local Area Plan’s vision for this location. <p>The proposed Direct Control District would remove the permitted uses of Contextual Single Detached and Contextual Semi-detached Dwellings. It would remove the discretionary uses of Single Detached, Semi-detached, and Duplex Dwellings. And it would set a minimum density of 55 units/hectare and a maximum density of 75 units/hectare, which would produce 3-4 units on each of the two parcels or 6-9 units if the parcels were consolidated (Attachment 1, page 5). The maximum density is the same as the existing R-CG District.</p> <p>Administration explains, “The purpose of the DC District is to create a deliberate conflict with the restrictive covenant and better advance the land use planning objectives of the West Elbow Communities Local Area Plan, through achieving</p>

	<p>appropriate density at a suitable location. Administration supports the use of a DC in this instance where the DC seeks to manage a constraint and supports development consistent with relevant statutory policy” (Cover Report, page 2).</p>
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