

Calgary Planning Commission Member Comments



For CPC2025-0439 / LOC2024-0268
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 - ~200m from the Lions Park LRT Station. - This location is consistent with planning around “nodes and corridors” (MDP, 2020, 2.2). <p>Riley 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 – Modified (up to 4 storeys) Building Scale Modifier. - The proposed Direct Control District (based on the Housing – Grade Oriented (H-GO) District) is consistent with the Urban Form Category and Building Scale Modifier. <p>Administration notes, “Section 1386(d) of the Land Use Bylaw 1P2007 provides locational criteria for where the H-GO District is considered appropriate. The subject site aligns with these criteria as it is within the Neighbourhood Connector Urban Form Category as identified in the Riley Communities Local Area Plan (LAP)” (Attachment 1, page 4).</p> <p>The proposed Direct Control District is based on the Housing – Grade Oriented (H-GO) District and would remove the permitted use of Dwelling Unit and add the permitted use of Multi-Residential Development. And it would set a minimum density of 55 units/hectare, which would produce at least 6 units on this parcel (Attachment 1, page 3).</p> <p>Administration notes, “Section 4.2 of the [Riley Communities Local Area Plan] notes that where restrictive covenants are not in alignment with the goals and objectives of the Plan, The City of Calgary supports the direction of the Plan. This forms the basis of Administration’s recommendation to Calgary Planning</p>

	Commission in this report” (Cover Report, page 2; see also Attachment 1, page 6).
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