

Calgary Planning Commission Member Comments



For CPC2025-0559 / LOC2024-0321
heard at Calgary Planning Commission
Meeting 2025 June 19



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application would update a previously approved Outline Plan and Land Use Amendment (LOC2022-0159) in Belvedere “to redesign the neighbourhood and accommodate a Direct Control (DC) District, based on Residential – Low Density Mixed Housing (R-Gm) District that would allow for a rowhouse product that requires greater lot depths and lot coverage than allowed by the standard district” (Cover Report, page 2). <p>The original Outline Plan planned for 1,268 homes. This update (including the previously approved portions that are not part of this application) plans for 1,635 homes.</p> <p>This application aligns with the following direction from Council:</p> <p>Municipal Development Plan/Calgary Transportation Plan (2020):</p> <ul style="list-style-type: none"> - This site is in the Developing Residential – Planned Greenfield with Area Structure Plan (ASP) area (MDP, 2020, Map 1). - The portion of 17 Ave SE that is north of this site is part of an Urban Main Street and part of the Primary Transit Network (MDP, 2020, Map 1 and Map 2). <p>Belvedere Area Structure Plan (ASP) (2020):</p> <ul style="list-style-type: none"> - According to Administration, this application is “anticipated to accommodate 652 low density residential units and 382 medium density residential units. As referenced in the Outline Plan Data Sheet (Attachment 7) this development will achieve an anticipated density of 61.6 units per hectare and anticipated intensity of 153 people and jobs per hectare. This exceeds the density targets of the MDP and ASP” (Cover Report, page 2). - Administration notes, “Transit stops are planned along Eston Road SE and a future MAX Purple BRT stop is planned at the intersection of Eston Road SE and 17 Avenue SE, approximately 100 metres (a two-minute walk) from the northeast corner of the plan. All residents will be

	<p>within 750 metres (a 13-minute walk) of the future MAX Purple BRT stop and approximately 400 metres (a seven-minute walk) of standard transit stops” (Attachment 1, pages 6-7).</p> <p>Administration’s presentation shows the differences between the previously approved application and the proposal with this application (Slide 20).</p>
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