

Calgary Planning Commission Member Comments



For CPC2025-0664 / LOC2024-0320
heard at Calgary Planning Commission
Meeting 2025 July 24



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<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 Developing Residential – Planned Greenfield with Area Structure Plan (MDP, 2020, Map 1), and part of this lot is within 600m of the 69 St LRT Station. <p>The East Springbank Area Structure Plan (1997): Administration notes, “The proposed development could achieve a maximum density of 16.1 units per hectare (6.5 units per acre). The proposal exceeds the density range identified within the East Springbank ASP. This site is within the Standard Density Infill Development Area which has a density range of three to five units per acre. However, Policy 2.2.3(c) in the ASP states that consideration may be given to individual proposals at densities that are below or above this range should the proposal be consistent with the intent of the plan and otherwise considered appropriate by the Approval Authority” (Attachment 1, page 4).</p>
<p>Commissioner Damiani</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> The proposed plan makes efficient use of the parcel and integrates with surrounding developments through open space and pathway connections. The proposal is a compatible residential use and building form with existing development. The land use aligns with local policy and efficient infill development within the fragmented ownership area.