

# Calgary Planning Commission Member Comments



For CPC2025-0661 / LOC2024-0294  
heard at Calgary Planning Commission  
Meeting 2025 July 24



Member	Reasons for Decision or Comments
<p><b>Commissioner Hawryluk</b></p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>Approval of this application would align with the following direction from Council:</li> </ul> <p>Municipal Development Plan (MDP)/Calgary Transportation Plan (2020):</p> <ul style="list-style-type: none"> <li>This site is located just south of the 10 Ave SW Neighbourhood Main Street (MDP, 2020, Map 1), and</li> <li>~400m from the Sunalta LRT Station, which is a Transit Centre in the Municipal Development Plan (MDP, 2020, Map 2).</li> <li>This location is consistent with directing “land use change within a framework of nodes and corridors” and linking “land use decisions to transit” (MDP, 2020, 2.2).</li> </ul> <p>West Elbow Communities Local Area Plan (2025):</p> <ul style="list-style-type: none"> <li>Maps 3 and 4 envision this site with the Neighbourhood Flex Urban Form Category and Mid (up to 12 storeys) Building Scale Modifier.</li> <li>The proposed Multi-Residential – High Density Low Rise (M-H1f3.7h20d688) District would allow a building that is up to 6 storeys tall with up to 41 units and is consistent with the Urban Form Category and Building Scale Modifier.</li> <li>Administration notes, “The site is located within a Heritage Guideline Area which provides further guidance on design to ensure multi-residential redevelopment is consistent with the overall character in the area” (Attachment 1, page 5).</li> </ul>
<p><b>Commissioner Damiani</b></p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>The site is within a transit station area and local policy supports higher heights than what is proposed. The proposed land use provides the opportunity for a context sensitive increase in height. Height stepback rules in the district provide for consideration of appropriate interface with existing development and context. The density modifier provides a clear indication of the maximum intensity of any future development.</li> </ul>

