

Calgary Planning Commission Member Comments



For CPC2025-0662 / LOC2024-0290
heard at Calgary Planning Commission
Meeting 2025 August 7



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> Approval of this application would align with the following direction from Council: <p>Municipal Development Plan (MDP)/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 future 88th Ave NE LRT Station. The New Community Planning Guidebook states, “A Neighbourhood should achieve a minimum density of 20 units per gross developable residential hectare.” (MDP, Volume 2, Part 1, 2.2.2.b). The proposed Residential – Low Density Mixed Housing (R-G) District anticipates ~24.5 units/hectare, which exceeds the MDP’s requirement of 20 units/hectare. <p>Saddle Ridge Area Structure Plan (ASP) (2012):</p> <ul style="list-style-type: none"> This site is in Cell C of the Saddle Ridge Area Structure Plan, which requires a minimum density of 17.3 units per gross developable hectare. The proposed Residential – Low Density Mixed Housing (R-G) District anticipates ~24.5 units/hectare, which exceeds the ASP’s requirement of 17.3 units/hectare. <p>The Cover Report misstates that the initial application as the Multi-Residential – Low Profile (M-1) District (Cover Report, pages 2-3) and as the Multi-Residential – At Grade Housing (M-G) District (Cover Report, page 3). During Commission’s review, Administration clarified that the initial application was for the M-G District. In response to residents’ concerns, the application was changed to the proposed R-G District. This should be corrected by the time the report gets to Council.</p>