

Calgary Planning Commission Member Comments



For CPC2025-0690 / LOC2025-0055
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"> This application aligns 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 Developed Residential – Established Area (MDP, 2020, Map 1), and ~50-100m from Elbow Drive SW, which is part of the Primary Transit Network (MDP, 2020, Map 2). This location is consistent with planning around “nodes and corridors” (MDP, 2020, 2.2). <p>Chinook Communities Local Area Plan (2025):</p> <ul style="list-style-type: none"> Maps 3 and 4 envision this site with the Neighbourhood Local Urban Form Category and Low (up to 6 storeys) Building Scale Modifier. The LAP states that “Neighbourhood Local areas should be primarily residential uses; and support a broad range and mix of housing types, unit structures, and forms” (2.2.1.4.a). The Multi-Residential – High Density Low Rise (M-H1) District “provides for Multi-Residential Development in a variety of forms” and “includes a limited range of support commercial multi-residential uses, restricted in size and location within the building” (LUB, 2007, 635(c and h)). The result would be are primarily residential uses. It is possible to fit 6 storeys in 20m. The Applicant could have requested up to 24m or 26m. It appears that the Applicant has tried to respect neighbours to the north and align with the LAP’s vision for this location by limiting the District’s height to 20m. The proposed Multi-Residential – High Density Low Rise (M-H1f3.5h20) District is consistent with the Urban Form Category and Building Scale Modifier. <p>The proposed amendment from the Multi-Residential – Contextual Medium Profile (M-C2) District to Multi-Residential – High Density Low Rise (M-H1f3.5h20) District would</p>

	<p>increase the Floor Area Ratio by 1 (from 2.5 to 3.5) and would increase the height by 4m (from 16m to 20m).</p> <p>During Commission's review, Administration reported that waste and recycling access would likely occur from 55 Ave SW because the lane does not run completely from the east to west. The Development Permit that has been submitted shows vehicular access would also be from 55 Ave SW. This should limit the amount of traffic in the lane.</p>
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