

Calgary Planning Commission Member Comments



For CPC2022-0968 / LOC2022-0080
heard at Calgary Planning Commission
Meeting 2022 September 15



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Comments</p> <ul style="list-style-type: none"> There are questions about the curb cuts along 19th Street. This block has had driveways and vehicles driving over the sidewalk since at least the 1940s. If semi-detached houses were built here (without a Land Use Change), they would still need curb cuts (likely one for each side instead of this application's one curb cut. However, this application would likely see more vehicles using that single curb cut. This is an example of the trade-offs inherent in planning and development. <p>Initially, this application was for a mixed-use building that would be up to 11 metres tall. A small commercial space may be appropriate a block from a high school and from existing commercial, could encourage walking, and be shorter than what is proposed now. Yet, in response to community opposition, the applicant has requested a land use change for M-CG, which could produce 12 homes in a building that is up to 12 metres tall.</p>