

Calgary Planning Commission Member Comments



For CPC2023-0066/LOC2022-0178
heard at Calgary Planning Commission
Meeting 2023 January 26



Member	Reasons for Decision or Comments
Commissioner Tiedemann	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application is seeking redesignation from MU-1f4.5h24 to MU-1f7.0h45 on a vacant lot adjacent to Centre Street and 17th Ave. The site is in proximity to several C-COR1 zoned sites and the adjacent sites have FAR limits ranging from 3-6 and maximum heights ranging from 20-38m. The North Hill LAP indicates this is an acceptable area for a building up to 12 storeys. Based on the location, the surrounding context and compliance with the NHLAP, this application is easily supportable.
Commissioner Weber	<p>Reasons for Approval</p> <ul style="list-style-type: none"> The subject land use application seeks to redesignate a parcel in the neighbourhood of Tuxedo Park from Mixed Use – General (MU-1f4.5h24) District to Mixed Use – General (MU-1f7.0h45) District. <p>There was discussion at Commission regarding the selection of the MU district in this location. It is my opinion that this site is not viable for main floor retail. The parcel is mid block on 17 Avenue NW across the street from an electrical substation. The street terminates at the west end at the Balmoral School and is not a commercial street. There is no direct exposure to Centre Street North.</p> <p>The Applicant stated that they agreed there was limited to no main street retail potential at this location. They selected the MU land use because they have found it easier to work with and less restrictive from a building form and setback perspective than the older MH land uses.</p> <p>I support Administration's recommendation for approval of this application. This location is well suited for the proposed additional density and height given the proximity to the proposed Green Line station.</p>
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application would allow a twelve-storey (45m) mixed-use building, which is consistent with the North Hill Communities Local Area Plan's vision for this site (see Attachment 1, page

	<p>5). Because the North Hill Communities Local Area Plan aligns with and supports the City's Municipal Development Plan, approving applications that are consistent with the Local Area Plan helps bring Calgary closer to the goals in the Municipal Development Plan.</p>
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