

Calgary Planning Commission Member Comments



For CPC2023-0190 / LOC2022-0216
heard at Calgary Planning Commission
Meeting 2023 May 18



Member	Reasons for Decision or Comments
<p>Commissioner Tiedemann</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> Application to redesignate a corner lot from M-C1 to MU-1f3.0h24. This is a great location for the proposed land use as it is on a corner lot, on a BRT route and on a main street. The city has invested a significant amount of money into streetscape improvements along 37th Ave and these types of projects are the exact outcomes we should be hoping to get to support that leading investment. With some of the adjacent applications in the area, this could build out into a really great mixed-use node. The application is also in alignment with the Westbrook LAP. On a side note: this is yet another example where the parcel was redesignated through a city led process, only to require an additional redesignation to achieve the landowner's desired outcome. As always, I will caution against approving any future city led redesignations as this is a process that should be left to the market.
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application is in keeping with the Westbrook Local Area Plan. The proposed M-U1f3.5h24 Land Use District is consistent with the Local Area Plan's vision of a Neighbourhood Connector Urban Form and a height of up to 6 storeys. Additionally, because these lots are along a Neighbourhood Main Street (37th St SW), this application aligns with the Municipal Development Plan's Key Direction 3 "Direct land use change within a framework of nodes and corridors" (MDP, 2.2).