

Calgary Planning Commission Member Comments



For CPC2023-0808 / LOC2023-0002
heard at Calgary Planning Commission
Meeting 2023 August 03



Member	Reasons for Decision or Comments
<p>Commissioner Tiedemann</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application seeks to redesignate from R-C2 to MU1f2.0h14 in order to facilitate the development of a small scale (2 storey) commercial building. The parcel is a corner lot, directly on the 12th street corridor near other commercial uses. While this location would be a logical place to add additional intensity over and above what the applicant is asking for, I am happy to support the addition of some intensity along this corridor, using a land use district that can facilitate the addition of commercial uses.
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This Land Use Amendment would allow a mixed-use building that is up to 14m (4 storeys tall) on a lot that is 200m from a future LRT station and 100m from a Main Street. A place of worship to the east would make it difficult to consolidate lots. This is a contextually sensitive transit-oriented development that supports the Municipal Development Plan’s Key Direction 3 “Direct land use change within a framework of nodes and corridors” (MDP, 2.2).