

Calgary Planning Commission Member Comments



For CPC2023-0812 / LOC2022-0226
heard at Calgary Planning Commission
Meeting 2023 August 17



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application would allow for the renovation and adaptive reuse of an existing building within the Transit Oriented Development radius (600m) of an existing LRT Station. This supports the Municipal Development Plan’s Key Direction 3 “Direct land use change within a framework of nodes and corridors” (MDP, 2.2) and Council’s goal for 95% of Calgarians to live within 2km of a dedicated transit facility by 2050 (Climate Strategy: Pathways to 2050, Table 1, page 19). <p>Changing the Land Use District from C-COR3 to C-COR1 adds more options for potential tenants, including residential uses. During the meeting the applicant said that if the top two floors can be converted to residences, the building could add another 100-125 homes. Time will tell if that happens.</p> <p>The proposed increase in Floor Area Ratio from 1.54 to 2.0 would allow the applicant “to repurpose a portion of the existing parkade as a usable area, such as outdoor rooftop amenity for a childcare facility or instructional facility” (Attachment 2, page 5).</p>