

Calgary Planning Commission Member Comments



For CPC2023-0994 / LOC2023-0087
heard at Calgary Planning Commission
Meeting 2023 September 21



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application aligns with the North Hill Communities Local Area Plan and is 150m from a future LRT station at Centre Street and 28 Avenue. <p>The Land Use Amendment would allow up to 6 storeys and require active frontage (“active commercial uses are required at grade to promote activity at the street level” LUB 1375.1). The Local Area Plan envisions up to 6 storeys and the Neighbourhood Commercial Urban Form Category, which does not require active frontage.</p> <p>The Mixed Use – General Land Use District would suffice to meet the Local Area Plan’s vision. The applicant has requested the Mixed Use – Active Frontage Land Use District and has submitted a development permit for a 4-storey building.</p>