

Calgary Planning Commission Member Comments



For CPC2023-0986 / LOC2023-0081
heard at Calgary Planning Commission
Meeting 2023 October 19



Member	Reasons for Decision or Comments
<p>Commissioner Tiedemann</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> Application to redesignate from R-C1 to M-U1f4.0h22. This site is located directly on 17th Ave (west of downtown) directly across the street from an existing LRT station. The application complies with the Westbrook LAP and is located within the transit station area core zone. There is great access to and from the site, and it is located within 3 blocks of Optimist park, the Rosscarrock Community Hall and 4 schools. There is also great access to commercial and retail amenities in close proximity. This is the exact type of location that can support higher density M-U1 applications and was easy for me to support.
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application aligns with the Westbrook Communities Local Area Plan, which envisions the Neighbourhood Flex urban form category (“a mix of commercial and residential use” 2.2.1.3) and up to six storeys (see Attachment 1, page 5). <p>This location is directly south of the 45 St LRT Station, which 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> <p>I appreciated that pages 2 and 3 of the Cover Report reported concerns (which is typical) and noted which concerns are not planning considerations (which is less typical, but helpful for decision-makers).</p>