

Calgary Planning Commission Member Comments



For CPC2023-1051 / LOC2023-0099
heard at Calgary Planning Commission
Meeting 2023 November 16



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’s vision for this location: Neighbourhood Commercial and up to 12 storeys. The Local Area Plan does not require active frontage commercial at this location, but the applicant has opted for the Mixed Use - Active Frontage (MU-2) Land Use District. <p>Replacing two vacant lots with 220 homes supports the City’s Municipal Development Plan and Climate Strategy goals. This is along an Urban Main Street, about 400m from a MAX Orange bus station, and about 1km from the SAIT/AUArts/Jubilee LRT Station. As such, it supports the Municipal Development Plan’s third key direction to “Direct land use change within a framework of Activity Centres and Main Streets,” and Council’s goal that 95% of Calgarians will “live within 2000m of a dedicated transit facility (e.g. LRT, MAX bus station)” by 2050 (2022 Climate Strategy, pg. 19).</p>