

Calgary Planning Commission Member Comments



For CPC2023-1101 / LOC2023-0063
heard at Calgary Planning Commission
Meeting 2024 January 11



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> • Previous applications at this location included residential and commercial uses. During Commission’s discussion, Commissioners with experience in commercial development noted that this area is one of the most over-retailed parts of the city and needs more homes with residents who can support the existing retail rather than adding more commercial properties to the area. <p>The proposed M-2d65 Land Use District add homes without adding retail, meets the density minimums, and does not exceed the maximum densities (which appear to be a legacy of transportation restrictions from before the completion of 144 Ave NW). It is also located approximately 550m from the future Sage Hill BRT station. If that is a MAX station and is built before 2050, this application would support Council’s goal that 95% of Calgarians will “live within 2km of a dedicated transit facility (e.g. LRT, MAX bus station)” by 2050 (2022 Climate Strategy, pg. 19).</p>