

Calgary Planning Commission Member Comments



For CPC2024-0129 / LOC2023-0134
heard at Calgary Planning Commission
Meeting 2024 February 08



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none">This application aligns with the North Hill Communities Local Area Plan, which envisions up to six storeys and Neighbourhood Flex Urban Form Category (which supports residential or commercial on the ground floor). It is close to three Main Streets: Centre Street (180m), 16th Ave (40m), and Edmonton Trail (215m). <p>The current Multi-Residential – Medium Profile Support Commercial (M-X2) Land Use District requires commercial. The proposed Multi-Residential – Contextual Medium Profile (M-C2) Land Use District would allow a building that is up to 16m tall with a Floor Area Ratio of 2.5, but would not require commercial.</p>