

Calgary Planning Commission Member Comments



For CPC2024-0255 / LOC2022-0215
heard at Calgary Planning Commission
Meeting 2024 March 07



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application would change a Direct Control District from 1996 that requires lots be at least 0.2 hectares to Mixed Use – General (MU-1f5.0h35) District, Multi-Residential – High Density Low Rise (M-H1h25) District and Special Purpose – School, Park and Community Reserve (S-SPR) District. The Mixed Use District, with more flexible uses and height, would be on the north side of the parcel along 19th Ave SW (which the Area Structure Plan designates as a Liveable Street); the Multi-Residential District to the south has fewer uses and a lower height. In the northwest corner of the parcel, a park would meet the municipal reserve requirement. <p>Last year, the Planning Commission approved a development permit application farther west on 19th Avenue SW. The slope on that site made it difficult to meet the Liveable Streets Policy. Administration stated that the slope on this site should not keep the applicant from achieving the goals on the Liveable Streets Policy in the Area Structure Plan.</p>