

Calgary Planning Commission Member Comments



For CPC2024-0338 / LOC2023-0412
heard at Calgary Planning Commission
Meeting 2024 March 21



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> The Mixed Use – General (MU-1f4.0h28) Land Use District would allow a vacant lot to become a six-storey building with ground floor commercial. There is an amendment to the Area Redevelopment Plan to allow up to six-storeys in this location. <p>The Community Association raised questions about traffic flow. Administration reported that a Traffic Impact Assessment was reported and that no changes are needed to the network. A pedestrian light is already located on 3 Ave NW.</p> <p>Though not a planning consideration, Attachments 3 and 4 indicate that this would produce 57 non-market rentals, 12 of which will be physically accessible. For 40 years (until ~2064), average rent will be 63% of median market rent.</p>