

Calgary Planning Commission Member Comments



For CPC2024-0493 / LOC2023-0377
heard at Calgary Planning Commission
Meeting 2024 May 09



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This Land Use Amendment from the Multi-Residential – Contextual Low Profile (M-C1) District and Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1 f3.6h23) would allow a building that is up to 6 storeys tall with commercial or residential uses on the ground floor. The Applicant is discussing a child care service on the ground floor. <p>Adding homes and community-scale businesses on Edmonton Trail, which is an Urban Main Street, supports the Municipal Development Plan’s third key direction to “Direct land use change within a framework of Activity Centres and Main Streets.”</p> <p>This application aligns with the North Hill Communities Local Area Plan, which envisions buildings with residential or commercial uses (Neighbourhood Flex Urban Form Category) that are up to 6 storeys tall (Low Building Scale.</p> <p>These lots are in the part of Winston Heights/Mountview without lanes, so I asked about vehicle access. Administration said that vehicles are likely to access the lots from 27th Ave NE, which supports the North Hill Plan’s Core Idea of “the continued development of Centre Street N, Edmonton Trail NE, 16 Avenue N and 4 Street NW into vibrant mixed-use Main Streets that are supported by diverse housing options on tree-lined streets and an enhanced public realm” (page 11). Adding curb cuts along Edmonton Trail would remove land for adding streets trees and improving the public realm. The Applicant’s Submission suggests they agree that vehicles should access these lots from 27th Ave NW (Attachment 2).</p>