

# Calgary Planning Commission Member Comments



For **CPC2024-0400 / LOC2023-0370**  
heard at Calgary Planning Commission  
Meeting **2024 April 25**



Member	Reasons for Decision or Comments
<p><b>Commissioner Hawryluk</b></p>	<p>Reasons for <b>Approval</b></p> <ul style="list-style-type: none"> <li>• There is a fairly compelling planning argument for this application: allowing a mix of residential, commercial, and office uses in buildings with a higher Floor Area Ratio (from 3.0 to 5.0) and are taller (from 26m to 50m, about 13 storeys) in a Major Activity Centre adjacent to a future Blue Line LRT station is consistent with planning policy, supports the Municipal Development Plan’s third key direction to “Direct land use change within a framework of Activity Centres and Main Streets,” and Council’s goal that 95% of Calgarians will “live within 2000m of a dedicated transit facility (e.g. LRT, MAX bus station)” by 2050 (2022 Climate Strategy, pg. 19).</li> </ul> <p>However, there were valid criticisms of this application. The Land Use District’s minimum density will require at least 286 residential units on this site. It makes sense to put those homes near a future LRT station. Yet if the station will not be built for decades, then most residents will rely on personal vehicles for years (possibly more than one generation). Bus Rapid Transit service that connects this location to the existing Blue Line can help people until the LRT station is built.</p> <p>If Council approves this Land Use Amendment, I hope Administration and the Applicant will discuss a couple of questions at the Development Permit stage:</p> <ul style="list-style-type: none"> <li>- Will the site plan encourage people to walk in this are or will large surface parking lots encourage people to drive within this node?</li> <li>- The Applicant has proposed this Land Use Amendment because there may not be enough demand for commercial uses on the ground floor of every building. Will the ground floor heights be commercial-ready so it is easy to add commercial uses if increasing the number of residences in the area also increases demand for commercial uses?</li> </ul>