

# Calgary Planning Commission Member Comments



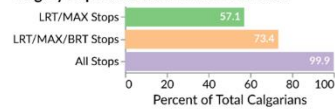
For CPC2024-0639 / LOC2023-0163  
heard at Calgary Planning  
Commission  
Meeting 2024 June 20



Member	Reasons for Decision or Comments
<p><b>Commissioner Hawryluk</b></p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>This application aligns with the Heritage Communities Local Area Plan, which envisions up to 26 storeys on the western part of this parcel, up to 12 storeys on the eastern part, and the Neighbourhood Flex Urban Form Category, which “support[s] a mix of uses on the ground floor” and is “characterized by a mix of commercial and residential uses” (Heritage Communities Local Area Plan, 2.2.1 and 2.2.1.3). The Mixed Use – General (MU-1f6.0h95) District and Mixed Use – General (MU-1f4.0h36) District align with the heights and built forms in the Local Area Plan.</li> </ul> <p>According to Administration, this site is about 400m from the Heritage LRT Station (Attachment 1, page 1). Council has set a 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). This a reasonable goal because it encourages the coordination of land use planning and transportation planning. According to public transit and rail research consultant Dr. Willem Klumpenhower, 57% of Calgarians lived within 2000m (as the crow flies) of a dedicated transit facility in 2021 (see map below). Though Mixed Use – General District would allow the buildings that are built here to be completely commercial, it is more likely that future buildings will include some residences. Allowing more people to live in this location supports Council’s direction.</p>

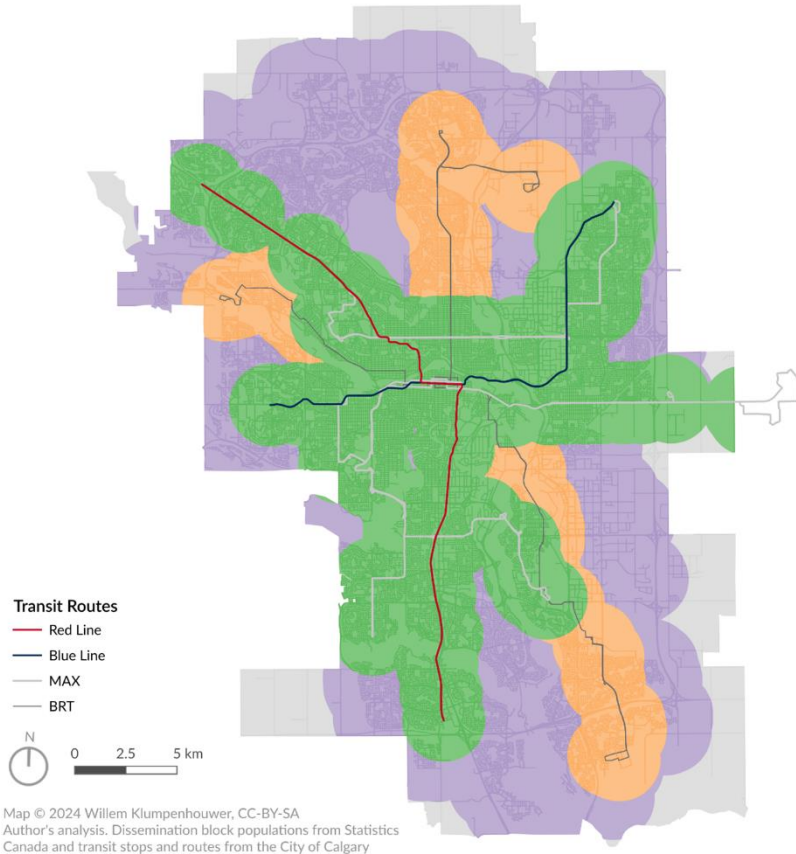
### Calgary's Proximity to Transit Goals

#### Calgary Population Within 2km of Transit



Calgary's Climate Strategy aims to have 95% of Calgarians living within 2km of a rapid transit station by 2050.

As of 2021 only 57% of 1.3 million Calgarians live near an LRT or MAX station. To reach our goals, we need to add housing near transit, *and* expand our transit system.



Map © 2024 Willem Klumpenhauer, CC-BY-SA  
Author's analysis. Dissemination block populations from Statistics Canada and transit stops and routes from the City of Calgary