

Calgary Planning Commission Member Comments



For CPC2023-0947 / LOC2023-0196
heard at Calgary Planning Commission
Meeting 2023 December 07



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application to the Mixed Use – Active Frontage Land Use District with a Floor Area Ratio of 7 and a height of 40 metres (MU-2f7h40) would allow a 12-storey mixed-use building with commercial on the ground floor to be built directly across the street (approximately 100 metres) from the future Ogden Green Line LRT Station. The applicant notes that this would produce about 179 units. <p>The amendment to the Millican-Ogden Area Redevelopment Plan (ARP) would allow medium densities, such as a mid-rise building (which can go up to 12 storeys).</p> <p>This supports the Municipal Development Plan’s Key Direction 3, “Direct land use change within a framework of nodes and corridors” (MDP, 2.2), the Transit Oriented Development Policy Guidelines’ direction for development within LRT station areas (within a 600m of stations), and Council’s goal for 95% of Calgarians to live within 2 kilometres of a dedicated transit facility by 2050 (Climate Strategy: Pathways to 2050, Table 1, page 19).</p>