

# Calgary Planning Commission Member Comments



For CPC2024-0763 / LOC2024-0052  
heard at Calgary Planning Commission  
Meeting 2024 July 4



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 North Hill Communities Local Area Plan.</li> </ul> <p>The proposed Mixed Use – General (MU-1f3.5h22) District would “accommodate a mix of residential and commercial uses in the same building or in multiple buildings throughout an area” with up to 3.5 times as much floor area as the lot’s area and up to 22m tall (LUB, 1365 (1)(b)).</p> <p>This lot is on Edmonton Trail NE and 430m from Centre Street N which are Urban Main Streets and part of the Primary Transit Network in the Municipal Development Plan (Attachment 1, page 1). This aligns with Council’s direction in the Municipal Development Plan’s Key Direction 3 to “Direct land use change within a framework of nodes and corridors” (MDP, 2.2). This also supports 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).</p> <p>The North Hill Communities Local Area Plan envisions this lot with the Neighbourhood Flex urban form category, which is “characterized by a mix of commercial and residential uses” (North Hill LAP, 2.2.1.3), and a Low building scale modifier, which allows for up to 6 storeys. The MU-1f3.5h22 District allows a mix of uses and up to 22m, which is consistent with the North Hill Communities Local Area Plan.</p>