

# Calgary Planning Commission Member Comments



For CPC2024-0772/ LOC2024-0002  
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>The proposed Mixed Use – Active Frontage (MU-2f4.0h24) District would require “active commercial uses ... at grade to promote activity at the street level; promote developments with storefronts along a continuous block face on the commercial street; [and] accommodate a mix of commercial and residential uses in the same building” with up to 4 times as much floor area as the lot’s area and up to 24m tall (LUB, 1375 (1)(a-c)).</li> </ul> <p>This lot is on 9 Ave SE which is a Neighbourhood Main Street in the Municipal Development Plan, 350m from a MAX Purple Bus Rapid Transit (BRT) station at 12 St SE, and about 690m walking or 450m as the crow flies from the future Green Line Ramsay/Inglewood LRT Station (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>This is the home of the Blues Can. The Applicant intends to mark the location with a plaque and mural (Attachment 1, page 4). Both the Community Association and the Business Improvement Area support this application (Attachments 4 and 5).</p> <p>Attachment 6 summarizes the proposed Development Permit, which has a Floor Area Ratio of 3.0 and height of 17m. During Commission’s review, the Applicant noted that Administration wanted more height (presumably closer to the Land Use Amendment’s limits) but other constraints contribute to the Development Permit Application. The Applicant noted constraints include a high voltage powerline, protecting adjacent buildings, and construction costs, which tend to increase as buildings’ heights increase. This Development Permit shows that Land Use Amendments are one of the first constraints in achieving Council’s Municipal Development Plan objectives, but not the last.</p>