

# Calgary Planning Commission Member Comments



For CPC2024-0963 / LOC2022-0064  
heard at Calgary Planning Commission  
Meeting 2024 September 05



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 Mixed Use – General (MU-1f5.0h45) District would allow up to about 12 storeys.</li> </ul> <p>The report notes that this is 230m from a future Green Line Station and 300m from the 9<sup>th</sup> Avebue Neighbourhood Main Street (Cover Report, page 1). The Planning Commission reviewed this application at the beginning of September soon after the Green Line became uncertain. The site is less than 450m from the MAX Purple BRT station at 9<sup>th</sup> Avenue and 12<sup>th</sup> Street SE. Even without the Green Line, this remains transit-oriented development.</p> <p>Administration reported that this application works with the approved flood fringe maps and the draft flood fringe maps.</p> <p>Some Commissioners wanted a Direct Control District to ensure that the path along the rail line (known as the Rail Trail) would be part of the plan. Administration was confident that the Rail Trail could be handled at the Development Permit.</p> <p>One Commissioner suggested 20 storeys would be appropriate on this location.</p>