

# Calgary Planning Commission Member Comments



For CPC2024-0955 / LOC2022-0198  
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-1f4.0h22 and MU-1f5.0h45) Districts would allow up to about 6 and 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> Ave 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 about than 500m 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>I disagree with the Applicant's choice to have two heights on the lot, but I did not see a reason to revise or recommend refusing their application. The step down from the lot to the west (LOC2022-0064) to this site seems arbitrary. It seems unlikely that there would be a decrease in height from 12 storeys to 6 storeys if there wasn't a property line between these parcels. The step down on this lot seems even more arbitrary. The section that is proposed for 45m (12 storeys) is probably too narrow (~10m x ~70m) to build a hallway with rooms on each side. During the discussion, the Applicant suggested they would probably build 6 storeys and perhaps sell the southern part of the lot to an adjacent landowner. I would have supported 12 storeys throughout the parcel.</p>