

# Calgary Planning Commission Member Comments



For CPC2024-1044 / LOC2024-0124  
heard at Calgary Planning Commission  
Meeting 2024 October 3



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-2f5.0h26) would allow a mixed-use building with a Floor Area Ratio of 5.0 and a height of 26m (about 7 storeys) and require the ground floor to have commercial uses that the Land Use Bylaw considers sufficiently active. This would increase the Floor Area Ratio by 2.0 and height by 3m from the current Land Use District (C-COR1f3.0h23).</li> </ul> <p>This application, located on 17th Avenue SW (a Neighbourhood Main Street in the Municipal Development Plan), 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).</p> <p>The Area Redevelopment Plan has rules that regulate shadows, which should mitigate local concerns about shadows.</p>