

# Calgary Planning Commission Member Comments



For CPC2024-1136 / LOC2024-0109  
heard at Calgary Planning Commission  
Meeting 2024 October 17



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 site is ~50m from Centre St N, which is an Urban Main Street in the Municipal Development Plan (MDP) and part of the Primary Transit Network. Consequently, this application 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).</li> </ul> <p>This application aligns with the North Hill Communities Local Area Plan (LAP).</p> <p>The LAP envisions this block with the Neighbourhood Local urban form category (“primarily residential uses” in 2.2.1.4.a.i in the North Hill Communities Local Area Plan) and up to 6 storeys tall.</p> <p>The proposed Direct Control (DC) District would add the Discretionary Use of Office in the existing building to the current Multi-Residential – Contextual Low Profile (M-C1) District. This application seems consistent with policies that consider the local built form context (2.2.1.4.d) and encourage adaptive reuse (2.4.2.4.d). Given the location, the DC restriction to keep the current building might be excessive. However, the applicant has accepted the condition so it was not worth revising the application.</p>