

Calgary Planning Commission Member Comments



For CPC2024-1152 / LOC2024-0213
heard at Calgary Planning
Commission
Meeting 2024 November 28



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application would change the current Land Use District from the Special Purpose – Recreation (S-R) District to the Mixed Use – General (MU-1f3.0h25) District. The proposed District would allow residential uses, commercial uses, or both uses in a building that up to 6 storeys tall. <p>This site is ~250m from the Heritage LRT Station and is located on Heritage Drive, which is part of the Primary Transit Network (MDP, 2020, Map 2: Primary Transit Network). This application supports the visions of the Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP), especially 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>This application aligns with the Heritage Communities Local Area Plan (LAP), which envisions the Neighborhood Flex Urban Form Category and up to 12 storeys (Mid building scale modifier) in this location.</p> <p>The MU-1 district allows “both residential uses and commercial uses ... at grade facing the commercial street” and “a mix of residential and commercial uses in the same building or in multiple buildings throughout an area” (LUB, 1365(1)). The LAP states that “Development in Neighbourhood Flex areas may include either commercial or residential uses on the ground floor facing the street” (Heritage Communities LAP, 2.2.1.3.a). Therefore, the Land Use District aligns with the LAP’s Urban Form Category for this location.</p> <p>Slide 9 of Administration’s presentation shows an Existing Sanitary Easement from a sanitary line, which has rendered about 1,287m² of the site undevelopable (https://pub-calgary.escribemeetings.com/filestream.ashx?DocumentId=311010). Reducing the amount of developable land reduces the likelihood of any application on this site being up to 12 storeys, as was envisioned in the LAP. Council may find this kind of application- and location-specific information helpful to understand why development falls short of Council’s goals in</p>

	LAPs and contemplate what policy responses may be appropriate to achieve Council's objectives in the MDP.
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