

Calgary Planning Commission Member Comments



For CPC2024-1317 / LOC2024-0064
heard at Calgary Planning Commission
Meeting 2024 December 12



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 Residential – Grade-Oriented Infill (R-CG) District and Direct Control (DC) District to Mixed Use – General (MU-1f3.7h23) District and Mixed Use – General (MU-1f5.5h42) District. The proposed Districts would allow residential uses, commercial uses, or both uses in buildings that are up to 6 storeys (on the north of the site) and 12 storeys (on the south of the site). <p>This site is located on Centre Street NW, which is part of the Primary Transit Network, and ~200m from a future LRT Station (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 North Hill Communities Local Area Plan (LAP), which envisions the Neighborhood Commercial Urban Form Category and up to 6 storeys on the north part of the site and up to 12 storeys on the south part of the site (Low and Mid building scale modifiers, respectively) 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, “Neighbourhood Commercial areas are characterized by the widest range of commercial uses compared to other urban form categories. Buildings are oriented to the street with units that support commercial uses on the ground floor facing the higher activity street with a range of uses integrated behind or located above” (North Hill Communities LAP, 2.2.1.2). Therefore, the Land Use District aligns with the LAP’s Urban Form Category for this location.</p>