

Calgary Planning Commission Member Comments



For CPC2024-1322 / LOC2024-0229
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 allow greater flexibility for uses in a building that is less than 4 years old (DP2021-4803 was approved in October 2021, according to the Cover Report, page 1). Changing from the Multi-Residential – Low Profile Support Commercial (M-X1d100) District to the Commercial – Neighbourhood 2 (C-N2) District would allow more uses, including a dental clinic, which the of primary interest to the applicant (Attachment 2, page 1). <p>This site is located in a Community Activity Centre in the Saddle Ridge Area Structure Plan (ASP) and within 250m of the future 88 Avenue LRT Station.</p> <p>Administration notes, “The multi-residential development use within the M-X1 District requires a minimum of 300 square metre of commercial multi-residential uses, which the subject property satisfied by providing commercial retail units on the subject parcel. If approved by Council, the multi-residential development on the remainder of the parcel designated as M-X1 District may be classified as legally non-conforming as the buildings would not be providing commercial multi-residential uses, as defined by the Land Use Bylaw” (Attachment 1, page 4).</p> <p>During Commission’s review, Administration reported that they were comfortable with having a legally non-conforming condition at this location.</p> <p>A simpler Land Use Bylaw might be designed to stop creating legally non-conforming developments.</p>