

Calgary Planning Commission Member Comments



For CPC2024-1211 / LOC2024-0183
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"> According to page 1 of the Cover Report, this site is located about 110m north of Kensington Road NW, which is a Neighbourhood Main Street in the Municipal Development Plan and part of the Primary Transit Network. Slide 9 of Administration’s presentation shows that half of this parcel is within the Neighbourhood Main Street polygon, which extends 150m from the centre line of the street (https://pub-calgary.escribemeetings.com/filestream.ashx?DocumentId=311034). In either case, 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). <p>This Land Use Amendment would increase the Floor Area Ratio by 0.6 and height by 5m while retaining the same Land Use District. It is proposed that the Land Use District be amended from Mixed Use – General (MU-1f3.3h19) District to the Mixed Use – General (MU-1f3.9h24) District. According to Administration, “the proposed modifier adjustments represent one additional storey of height and approximately 1,354m² of additional floor area over the current land use” (Cover Report, page 1).</p> <p>A Development Permit has been submitted for a mixed-use, 6-storey building. The Applicant Outreach Summary (Attachment 3) includes far more detail about the Development Permit than is necessary for a Land Use Amendment.</p> <p>If Development Permit-level discussions about parking relaxations come up at Council, it may help to review the difference between the Primary Transit Network in the MDP and Calgary Transportation Plan (MDP, 2020, 2.2.1 and Map 2; CTP, 2020, 3.3 and Map 2) and Primary Transit Service in the Land Use Bylaw (LUB, 2007, 108.2 and 560).</p>