

Calgary Planning Commission Member Comments



For CPC2024-1274 / LOC2024-0163
heard at Calgary Planning Commission
Meeting 2025 January 09



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> The current Direct Control (DC) District is based on the Mixed Use – General (MU-1) District with a maximum density of 165 units per hectare (889 units on this site), a maximum Floor Area Ratio (FAR) of 1.6, and three maximum heights: 20m, 25m, and 32m (about 4-9 storeys). <p>The proposed Mixed Use – General (MU-1f3.0h32) District would remove the maximum density, increase the FAR to 3.0, and set a consistent maximum height of 32m across the site.</p> <p>This site is within a Major Activity Centre, ~180m from Mount Royal University, ~350m from a MAX BRT Station (which serves the MAX Yellow and MAX Teal Routes), and is located on Richard Road SW and Mount Royal Gate SW, both of which are part of the Primary Transit Network (MDP, 2020, Map 1: Urban Structure and 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>The Revised Currie CFB West Master Plan shows this as being part of the Mixed Use Commercial and Policy Area A land use classification, which supports the MU-1f3.0h32 District, but does not give any direction or limit on the height at this location.</p> <p>With all of those details about the location and the lack of policy direction about the height, a 12-storey height (~40-42m) would have also been appropriate at this location.</p>
<p>Commissioner Montgomery</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> Encourage appropriate high transition from adjacent land uses. Logical location for increased density due to lack of retail in the area and access to Crowchild Trail and Glenmore Trail.