

# Calgary Planning Commission Member Comments



For CPC2025-0081 / LOC2024-0212  
heard at Calgary Planning Commission  
Meeting 2025 January 23



Member	Reasons for Decision or Comments
<b>Commissioner Hawryluk</b>	<p>Reasons for Approval</p> <ul style="list-style-type: none"><li>This application would change the current Direct Control (DC) District from 2007 based on the Residential High Density Multi-Dwelling (RM-7) District of the 1980 Land Use Bylaw (2P80) to the Mixed Use – Active Frontage (MU-2f4.0h24) District.</li></ul> <p>The current DC has a maximum floor area ratio (FAR) of 4.4 and building height of 40m (~ 10 storeys).</p> <p>The proposed District would allow residential uses, commercial uses, or both uses and require storefronts along a continuous block face on the commercial street (in this case, 17 Avenue SE) in a building that is up to 6 storeys tall.</p> <p>This site is on 17 Avenue SE, 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>
<b>Commissioner Montgomery</b>	<p>Reasons for Approval</p> <ul style="list-style-type: none"><li>Excellent land use recommendation for this site.</li><li>Increase the vibrancy of 17th avenue between 4th Street and Macleod Trail, Stampede grounds, LRT, BMO, Saddledome, Future Event Centre.</li></ul>