

Calgary Planning Commission Member Comments



For CPC2025-0200 / LOC2024-0140
heard at Calgary Planning Commission
Meeting 2025 February 27



Member	Reasons for Decision or Comments
<p>Commissioner Damiani</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> The proposed land use amendment aligns with the applicable policies in the Heritage Communities Local Area Plan. <p>Proposed FAR and height are consistent with the existing land use. The redesignation provides the ability to integrate residential along an Urban Main Street with access to primary transit (Red Line LRT) and numerous commercial services.</p>
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This Land Use Amendment from Commercial – Corridor 3 f1.75h37 (C-COR3 f1.75h37) District to the Commercial – Corridor 2 f1.75h37 (C-COR2 f1.75h37) District would not change the size of any buildings that could be built here. That is, the floor area ratio and height remain the same. This application is necessary because the current C-COR3 district does not include Dwelling Unit as a use; the C-COR2 District includes Dwelling Unit. The Applicant has submitted a development permit for a six-storey mixed-use building with 15 dwelling units (Cover Report, page 1). <p>This site is on Macleod Trail SE, which is an Urban Main Street on 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>This application aligns with the Heritage Communities Local Area Plan (LAP), which envisions the Commercial Corridor Urban Form Category and up to 12 storeys (Mid building scale modifier) in this location.</p> <p>There has been talk of adding Dwelling Unit as a use to more Land Use Districts. If C-COR3 had already been updated to include Dwelling Unit, this application would not be necessary.</p>