

Calgary Planning Commission Member Comments



For CPC2025-0078 / LOC2018-0184
heard at Calgary Planning Commission
Meeting 2025 February 27



| Member | Reasons for Decision or Comments |
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| <p>Commissioner Damiani</p> | <p>Reasons for Approval</p> <ul style="list-style-type: none"> The site is not within any local area plan however within 270 meters of the Sirocco LRT station so Transit Oriented Design Policy Guidelines apply. <p>This is a logical location and site allowing for intensification through redevelopment under a mixed-use designation. The proposal provides for the continued opportunity for commercial uses at grade but provides the FAR and Height for an efficient residential component.</p> <p>The proposal meets transit-oriented planning policy and is contextually appropriate with immediately adjacent commercial and multifamily developments.</p> <p>A small-scale TIA was conducted, Mobility confirmed that the site has adequate access, connections to bus stops and LRT stations within less than a 5-minute walk and parking and loading requirements of the land use will require these to be managed on site.</p> |
| <p>Commissioner Hawryluk</p> | <p>Reasons for Approval</p> <ul style="list-style-type: none"> This Land Use Amendment from the Commercial – Community 1 (C-C1) District to the Mixed Use – General (MU-1f3.0h25) District would allow the northern portion of a strip mall to become mixed-use buildings that are up to six storeys tall. The Applicant has suggested future buildings will have a mix of commercial and residential uses on the ground floor, residences above, and parking underground (Attachment 2, page 1). <p>During Commission’s review, Administration reported on the “small-scale Transportation Impact study was requested, provided and approved by Mobility Engineering” that was reported in Attachment 1 (page 4). Commission was informed that the Collector Roads have capacity for this application.</p> <p>This area does not have a Local Area Plan, Area Structure Plan, or Area Redevelopment Plan. In the absence of local policy, the Municipal Development Plan (MDP) is the guiding</p> |

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| | <p>document. This site is ~270m from the Sirocco LRT Station and within the Established Area in the MDP (Attachment 1, page 1; MDP, Map 1: Urban Structure). This application supports the visions of the 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> |
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