

Calgary Planning Commission Member Comments



For CPC2025-0144 / LOC2024-0269
heard at Calgary Planning Commission
Meeting 2025 February 13



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This amendment from the Commercial – Corridor 1 (C-COR1f2.5h16) District to the Mixed Use – General (MU-1f4.5h23) District would allow the construction of a 6-storey mixed-use building. The current C-COR1 District requires commercial uses in at least 20% of the building’s gross floor area; the proposed MU-1 District does not have this requirement, which makes provides greater flexibility. <p>This site is one block south of 17 Ave SE, which is an Urban Main Street on the Primary Transit Network (PTN), and less than 150m from 36 Street SE, which is also part of the PTN (Cover Report, page 1; 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> <p>This application aligns with the East Calgary International Avenue Communities Local Area Plan (LAP), which envisions the Neighbourhood Flex Urban Form Category and up to 12 storeys (Mid building scale modifier) in this location.</p>