

Calgary Planning Commission Member Comments



For CPC2025-0291 / LOC2024-0307
heard at Calgary Planning Commission
Meeting 2025 March 27



Member	Reasons for Decision or Comments
Commissioner Montgomery	<p>Reasons for Approval</p> <ul style="list-style-type: none">• Use is in keeping with the vision and intent of Centre street corridor.
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none">• This application aligns with the following direction from Council: <p>Municipal Development Plan/Calgary Transportation Plan (2020):</p> <ul style="list-style-type: none">- On an Urban Main Street, which is part of the Primary Transit Network (MDP, Map 1 and Map 2),- 250m from BRT and future LRT,- This is both “nodes and corridors” (MDP, 2.2). <p>North Hill Communities Local Area Plan (2021):</p> <ul style="list-style-type: none">- In the 40 Avenue Transit Station Area’s Transition Zone,- MU-1f4.0h21 aligns with the Neighbourhood Commercial Urban Form Category and the Low scale (up to 6 storeys). <p>A height limit of 21m makes it unlikely that the Applicant will build a full 6 storeys. Commission considered increasing the height, but the Applicant appears to have a plan to build commercial and residential on this small site within the proposed height limit.</p>