

Calgary Planning Commission Member Comments



For CPC2025-0320 / LOC2024-0126 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"> Aligns with recently approved LAP. 10th Street is an important corridor with historic character significant to the community of Kensington. Please consider this at the DP stage and attempt to keep the character of the neighbourhood with the new building.
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 a Neighbourhood Main Street, which is part of the Primary Transit Network (MDP, Map 1 and Map 2), - 400m from the Sunnyside LRT station, - This is both “nodes and corridors” (MDP, 2.2). <p>Riley Communities Local Area Plan (2025):</p> <ul style="list-style-type: none"> - In the Sunnyside LRT Transit Station Area’s Core Zone, - MU-2f7h40 aligns with the Neighbourhood Commercial Urban Form Category with Active Frontage and the Mid scale (up to 12 storeys). By requiring Active Frontage, the Local Area Plan makes the Mixed Use - Active Frontage (MU-2) District the only appropriate District. <p>Commission asked about Commercial Heritage Assets. Slides 19 and 20 from Administration’s presentation show the concentration of Commercial Heritage Assets and the policy direction for such Assets (https://pub-calgary.escribemeetings.com/filestream.ashx?DocumentId=323136). Administration noted that the buildings to the south of this site are better heritage buildings, which is why the Local Area Plan envisions buildings up to 6 storeys in those locations to encourage preservation and adaptive reuse of those buildings.</p>