

# Calgary Planning Commission Member Comments



For CPC2025-0199 / LOC2024-0152  
heard at Calgary Planning Commission  
Meeting 2025 February 27



Member	Reasons for Decision or Comments
<b>Commissioner Damiani</b>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>Policy intent to create a commercial node at this location along 68th Street. The site is within walking distance of 17th Ave SE which provides significant variety in format, size and scale of commercial uses. The proposal to move to the mixed use district is appropriate to provide for quality, street-oriented commercial rather than targeting quantity or scale of commercial at this node.</li> </ul> <p>M-U2 requires support commercial uses which will create the active frontage envisioned in the current land use. The district also provides flexibility for efficient building design, FAR and height to optimize residential development close to commercial and retail services and mobility options.</p>
<b>Commissioner Hawryluk</b>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>This Application from the Commercial – Corridor 1 f3.0h16 (C-COR1f3.0h16) District and Multi-Residential – Contextual Grade-Oriented (M-CGd60) District to the Mixed Use – Active Frontage (MU-2f4.0h24) District would allow up to six-storey buildings and require active commercial uses on the ground floor facing 68 St NE.</li> </ul> <p><b>This application aligns with the East Calgary International Avenue Communities Local Area Plan (LAP), which envisions the Neighbourhood Commercial Urban Form Category and up to 6 storeys (Low building scale modifier) in this location.</b> Though the Neighbourhood Commercial Urban Form Category does not require active frontage, the MU-2 District is appropriate because it ensures there will be commercial uses at this site, which is part of a Neighbourhood Activity Centre on a Commercial Corridor (East Calgary International Avenue Communities LAP, Map 2).</p>