

Calgary Planning Commission Member Comments



For CPC2025-0077 / LOC2024-0149
heard at Calgary Planning Commission
Meeting 2025 January 23



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application would change the current Direct Control (DC) District from 2006 based on the General Commercial (C-4) District of the 1980 Land Use Bylaw (2P80) to the Multi-Residential – High Density Medium Rise (M-H2) District. The proposed District would allow residential uses and a limited range of support commercial uses in buildings that are up to 50m (about 15 storeys) tall. <p>This site is ~50m from the Heritage LRT Station and is located on Heritage Drive, which is part of the Primary Transit Network (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 Heritage Communities Local Area Plan (LAP), which envisions the Neighborhood Flex Urban Form Category and up to 26 storeys (High building scale modifier) in this location.</p> <p>The M-H2 District allows multi-residential development “on strategic parcels, including landmark locations, transit and transportation corridors and nodes and employment concentrations” and “includes a limited range of support commercial multi-residential uses” (LUB, 646 (f, h)). The LAP states that “Development in Neighbourhood Flex areas may include either commercial or residential uses on the ground floor facing the street” (Heritage Communities LAP, 2.2.1.3.a). Therefore, the Land Use District aligns with the LAP’s Urban Form Category for this location.</p> <p>During Commission’s review, the Applicant explained that the Local Area Plan is not limiting this application. They have opted for a Land Use District with a lower maximum height than the Local Area Plan envisions because of the site’s slope and varied bedrock. The Applicant noted that shorter buildings may be built faster.</p>

Commissioner Montgomery	Reasons for Approval <ul style="list-style-type: none">• Outdated DC land use that does not reflect the context of the site today.• Provides multi-residential housing in proximity to the LRT.• Brings the potential of the site to a reality.
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