

Calgary Planning Commission Member Comments



For CPC2025-0303 / LOC2024-0306
heard at Calgary Planning Commission
Meeting 2025 April 10



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <p>This application aligns with the following direction from Council:</p> <ul style="list-style-type: none"> • Municipal Development Plan/Calgary Transportation Plan (2020): <ul style="list-style-type: none"> - This site is on Centre St N, which is part of the Primary Transit Network (Centre St N stops being considered as an Urban Main Street south of McKnight Blvd), and - ~480m from the Northmount Drive North Central Bus Rapid Transit (BRT) Station, currently under construction (Attachment 1, page 3-4, though Google Maps shows it at 650m). - This location is consistent with planning around “nodes and corridors” (MDP, 2.2). • This area does not have a local area plan. • The proposed Multi-Residential – Medium Profile Support Commercial (M-X2) District is rarely used. • This site is consistent with the locational guidance in the M-X2 District’s purpose statement that the District “is typically located at community nodes or transit and transportation corridors and nodes” and “is in close proximity or adjacent to, low density residential development” (LUB, 2007, 678(g), (h)). • The maximum height is 16m and the District requires at least 300m² of commercial space (LUB, 2007, 687 (1) and 688 (1)). • The applicant is discussing a four-storey building with commercial uses on the ground floor and 12 units on the second, third, and fourth floors (Cover Report, page 1). Slides 12-14 of Administration’s presentation provide concept plans and shadow studies. https://pub-calgary.escribemeetings.com/filestream.ashx?DocumentId=324492). • Given the constrained site, a more commonly used District like the Mixed Use – General (MU-1) District could have produced a similar outcome, especially with a height modifier. • During Commission’s review, Administration that the current infrastructure has capacity to support more people. • Letting a small parking lot on the Primary Transit Network become a small mixed-use building aligns with the City’s Municipal Development Plan.
Commissioner Damiani	<p>Reasons for Approval</p> <p>No local policy in place for this site however it is a appropriate site for mixed use development, located at crossroads of McKnight BV</p>

	<p>and Centre Street adjacent existing commercial development. The mixed use land use provides a transition to existing residential while adding to a local activity node. MU-2 requires commercial uses at grade which is consistent with the applicant's development plans. Onsite parking provision need to be considered and provided at detailed planning.</p>
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