

Calgary Planning Commission Member Comments



For CPC2025-0246 / LOC2025-0004
heard at Calgary Planning Commission
Meeting 2025 April 24



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none"> • Municipal Development Plan/Calgary Transportation Plan (2020): <ul style="list-style-type: none"> - This site is located on Heritage Drive, which is part of the Primary Transit Network, and - Within 220m of the MAX Teal BRT Station and LRT Station at Heritage Station. - This location is consistent with planning around “nodes and corridors” (MDP, 2.2). • Heritage Communities Local Area Plan (2023): <ul style="list-style-type: none"> - Maps 3 and 4 envision this site with the Neighbourhood Flex Urban Form Category and Mid (up to 12 storeys) Building Scale Modifier. - The site is in the Core Zone of the Heritage LRT Station Area, which regulates interfaces along “adjacent to or separated by a lane or street from Low or Low – Modified building scales” (2.5.2.1.a). - The proposed Mixed Use – General (MU-1f3.0h23) District is consistent with the Urban Form Category and Building Scale Modifier. The 23m maximum height would allow a 6-storey building. In this case, the Local Area Plan vision is not the constraining factor. Construction costs and building code regulations may explain why this application is for a District with half the height of the Local Area Plan’s vision.
Commissioner Montgomery	<p>Reasons for Approval</p> <ul style="list-style-type: none"> • Appropriate use for the site and context. • Significant applicant outreach.