

Calgary Planning Commission Member Comments



For CPC2025-0386 / LOC2024-0167
heard at Calgary Planning Commission
Meeting 2025 April 24



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 located near the intersection of Elbow Drive and Glenmore Trail, which is part of the Primary Transit Network. - 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 High (up to 26 storeys) Building Scale Modifier. - The proposed Mixed Use – General (MU-1f11.0h95) District and Mixed Use – General (MU-1f15.0h95) District are consistent with the Urban Form Category and Building Scale Modifier. • Attachment 3, page 10 notes that the Transportation Impact Assessment suggests “reactivating the former advanced arrow phase for the eastbound left-turn movement at the Elbow Dr/68 Ave intersection as a means to improve traffic flow.” During Commission’s review, Administration confirmed that this step, if necessary, would be straightforward. • During Commission’s review, Administration confirmed that 7th Street SW would continue to remain closed to southbound traffic from the on ramp to Glenmore Trail.
Commissioner Montgomery	<p>Reasons for Approval</p> <ul style="list-style-type: none"> • This application brings housing to a highly underutilized site with an appropriate land use. • All concerns / questions regarding transportation and environmental studies were provided by administration.