

Calgary Planning Commission Member Comments



For CPC2025-0375 / LOC2024-0181
heard at Calgary Planning Commission
Meeting 2025 April 10



Member	Reasons for Decision or Comments
Commissioner Damiani	<p>Reasons for Approval</p> <p>Amendment to mixed use district aligns with local policy. The proposed land use is flexible with respect to commercial requirement however policy will require active frontage. Proposed heights for up to six storey buildings vary amongst applications that are being presented to Council. Consistency in heights applied to redesignations along corridors for 6-storey development can provide more long range resilience as project plans change, land assemblies take place, etc. Differing heights in separate redesignations may require rework overtime. A change in the height modifier was made on the floor of CPC however this is inconsistent with the proposal presented and supported by the community.</p>
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 an Urban Main Street and part of the Primary Transit Network (Attachment 1, page 1), and - ~300m from the 40 St North Central Bus Rapid Transit (BRT) Station, currently under construction. - This location is consistent with planning around “nodes and corridors” (MDP, 2.2). • North Hill Communities Local Area Plan (2021): <ul style="list-style-type: none"> - Maps 3 and 4 envision this site with the Neighbourhood Commercial Urban Form Category and Low (up to 6 storeys) Building Scale Modifier. - The proposed Mixed Use – General (MU-1f4.0h24) District is consistent with the Urban Form Category and Building Scale Modifier. • Commission amended the recommendation from a maximum height of 20m to 24m. This would allow more options for the subfloor’s design and make it easier to build up to 6 storeys, which aligns with the vision of the approved Local Area Plan. If this becomes a problem at the public hearing, Council could lower the height to 20m. However, based on the feedback at

	the time of Commission's review (no public comments and a letter of no objection from the Community Association), this amendment seemed appropriate.
--	--