

Calgary Planning Commission Member Comments



For CPC2025-0389 / LOC2024-0235
heard at Calgary Planning Commission
Meeting 2025 May 08



Member	Reasons for Decision or Comments
Commissioner Damiani	<p>Reasons for Approval</p> <ul style="list-style-type: none"> Aligns with the recently approved Chinook Local Area Plan and is within the Transit Station Transition Zone policy. Proposed land use reflects Urban Form Category and Building Scale of the LAP policy. Flexibility of commercial uses provided by MU-1 will allow for design to respond to commercial demand. This district allows for a maximum height of 46 metres and a variety of commercial units as well as dwelling units. The double-frontage parcel interfaces on the MacLeod Trail Urban Main street with considerable related policy direction for this interface. The LAP also sets policy related to the east side of the site which is an important consideration as a transition area with existing development and future redevelopment as well as policy direction on connections to train station which will be considered in the Development Permit process.
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application aligns with the following direction from Council: <p>Municipal Development Plan/Calgary Transportation Plan (2020):</p> <ul style="list-style-type: none"> - This site is located on Macleod Trail, which is an Urban Main Street and part of the Primary Transit Network (Attachment 1, page 4), and - ~600m from the 39th Ave LRT Station. - This location is consistent with planning around “nodes and corridors” (MDP, 2020, 2.2). <p>Chinook Communities Local Area Plan (2025):</p> <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-1f8.0h90) District is consistent with the Urban Form Category and Building Scale Modifier.