

Calgary Planning Commission Member Comments



For CPC2024-0914 / LOC2024-0047
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"> Proposed DC is consistent with current land use on a portion of the site while promotes a comprehensive and efficient redevelopment over the total site. The land use amendment is on a key activity corridor and will add to the vitality of 1st Street SW. The standard bonus provisions apply and are required to meet the full FAR potential, providing reinvestment in various public realm and amenity elements as appropriate at detailed planning. Floor plates that provide for market realities and more cost-effective approach to housing provision are allowed through the DC floor plate rules and tower separation rules regulate appropriate location of towers.
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 within the Centre City – Greater Downtown area, which is “Calgary’s principal Activity Centre” (MDP, 2020, 2.2.3.a). The proposed Direct Control (DC) District based on the Centre City Commercial Corridor District (CC-COR) District and allows a mix of residential and commercial uses, which is consistent with the vision for the Greater Downtown area. <p>Beltline Area Redevelopment Plan (ARP) (2006):</p> <ul style="list-style-type: none"> This application generally aligns with the Beltline ARP’s vision for this site, Two maps (‘Land Use Concept,’ and ‘Density Areas’) and one table (Table 4.2, ‘Floor Plate Size Restrictions’) need to be amended. This would increase the allowable Floor Area Ratio to 9.0 with density bonusing and increase the maximum floor size from 650m² to 800m². <p>Administration has given an excellent summary of the change in districts (see Attachment 1, pages 3-4).</p>

	<p>During Commission's review, Administration reported that most of the opposition comes from residents who live in adjacent towers.</p> <p>Local Policy protects Haultain Park from shadows, which will guide future development permits.</p>
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