

Calgary Planning Commission Member Comments



For CPC2025-0290 / LOC2024-0174
heard at Calgary Planning Commission
Meeting 2025 May 22



Member	Reasons for Decision or Comments
Commissioner Remtulla	<p>Reasons for Approval</p> <ul style="list-style-type: none"> Strong application with the use of MU-2, which would be an appropriate use for the site.
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 the 17th Avenue SE Urban Main Street, which is part of the Primary Transit Network (MDP, 2020, Map 1 and Map 2), and Adjacent to the 26th Street SE MAX Purple Bus Rapid Transit (BRT) station. This location is consistent with planning around “nodes and corridors” (MDP, 2020, 2.2). <p>East Calgary International Avenue Communities Local Area Plan (2025):</p> <ul style="list-style-type: none"> Maps 3 and 4 envision this site with the Neighbourhood Commercial Urban Form Categories with an Active Frontage Modifier along 17th Avenue SE and High (up to 26 storeys) Building Scale Modifier, The proposed Mixed Use – Active Frontage (MU-2f8.0h80) District conforms with the Urban Form Category and Building Scale Modifier. <p>To the east of this site, 17th Avenue SE is closed. This leaves space for part of the International Avenue Business Revitalization Zone’s Unity Park. It also means that vehicular access to this site will be from the south via 30th Street SE. During Commission’s review, Administration reported that some improvements may need to be made to the intersections on 19th Avenue at 26th Street and 27th Street SE. The Development Permit review will determine whether those improvements may be needed.</p>