

Calgary Planning Commission Member Comments



For CPC2025-0530 / LOC2024-0292
heard at Calgary Planning Commission
Meeting 2025 June 05



Member	Reasons for Decision or Comments
Commissioner Remtulla	<p>Reasons for Approval</p> <ul style="list-style-type: none"> Aligns with the LAP and the TIS has shown that the site development will work. I understand community disagreement but the technical approach to the site with the proposed land-use is acceptable.
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 in the Developed Residential – Inner City Area (MDP, 2020, Map 1), and ~200m from a MAX Yellow Bus Rapid Transit (BRT) station on Crowchild Trail SW, which is part of the Primary Transit Network (MDP, 2020, Map 2). This location is consistent with planning around “nodes and corridors” (MDP, 2020, 2.2). <p>Westbrook Communities Local Area Plan (2023):</p> <ul style="list-style-type: none"> Maps 3 and 4 envision this site with the Neighbourhood Connector 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. This site is in the 26 Avenue/Crowchild Transit Station Area Transition Zone. <p>During Commission’s review, Administration reported that there are no concerns about servicing.</p>
Commissioner Damiani	<p>Reasons for Approval</p> <ul style="list-style-type: none"> The application aligns with the Westbrook Communities Local Area Plan in an area that is developing as a transit-oriented development node.

	<ul style="list-style-type: none">• The proposed land use transitions from lower density form across the street to the west and fits contextually with the existing developments to the north and east.• Local redevelopment projects, including this proposal, are investing in the MAX Yellow BRT stop on Crowchild Trail as well as appropriate road improvements under review with the development permit application.
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