

Calgary Planning Commission Member Comments



For CPC2025-0581 / LOC2025-0027
heard at Calgary Planning Commission
Meeting 2025 June 19



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<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 ~100m from a Primary Transit Hub which includes a MAX Teal Bus Rapid Transit (BRT) station and the future Douglas Glen Green Line LRT Station (MDP, 2020, Map 2). This location is consistent with planning around “nodes and corridors” (MDP, 2020, 2.2). Conversely, this site is also located in a Standard Industrial area (MDP, 2020, Map 1). The Municipal Development Plan states that “Industrial uses should be maintained as the primary use” in Standard Industrial areas. (MDP, 2020, 3.7.1.a) Referring to sections 2.2.1, 2.4 and policy 3.7.1.f in the MDP, Administration argues, “Although it is in proximity to industrial uses, the site has never been developed with an industrial use and given the residential development occurring immediately south of the subject site, the remaining portion of the parcel subject to redesignation is unlikely to support an industrial use in the future” (Attachment 1, page 5). <p>Southeast Industrial Area Structure Plan (1996):</p> <ul style="list-style-type: none"> This site is located in the Existing Commercial District (Map 2: Land Use and Transportation Plan). A text amendment to the Southeast Industrial Area Structure Plan is proposed to state that residential development is appropriate at this location (Attachment 2). <p>This application from a 2005 Direct Control District based on the 1980 Land Use Bylaw (2P80) to the Mixed Use – General (MU-1f3.0h46) District would expand the number of uses (including residential uses), increase the size of a building that can be built (the Floor Area Ratio would increase from 2.0 to 3.0), and keep the maximum height the same: 46m.</p>

