

# Calgary Planning Commission Member Comments



For CPC2025-0722 / LOC2025-0064  
heard at Calgary Planning Commission  
Meeting 2025 July 24



Member	Reasons for Decision or Comments
<p><b>Commissioner Hawryluk</b></p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>• This application aligns with the following direction from Council:</li> </ul> <p>Municipal Development Plan/Calgary Transportation Plan (2020):</p> <ul style="list-style-type: none"> <li>– This site is located 17 Ave Urban Main Street, which is part of the Primary Transit Network, and</li> <li>– ~100m from a MAX Purple Bus Rapid Transit (BRT) station (MDP, 2020, Map 2).</li> <li>– This location is consistent with planning around “nodes and corridors” (MDP, 2020, 2.2).</li> </ul> <p>East Calgary International Avenue Communities Local Area Plan (2024):</p> <ul style="list-style-type: none"> <li>– Maps 3 and 4 envision this site with the Neighbourhood Connector Urban Form Category and Mid (up to 12 storeys) Building Scale Modifier.</li> <li>– The proposed Multi-Residential – High Density Low Rise (M-H1f4.0h26) District and Multi-Residential – High Density Medium Rise (M-H2f5.0h45) Districts would allow 12-storey buildings on the north side of the site and 6-storey buildings on the south side of the site, which act as a transition between the Main Street to the north and the lower density areas with shorter heights to the south.</li> <li>– - These Districts are consistent with the Urban Form Category and Building Scale Modifier.</li> </ul>