

Calgary Planning Commission Member Comments



For CPC2025-0717 / LOC2024-0322
heard at Calgary Planning Commission
Meeting 2025 July 24



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 50m from 4 St NE, which is part of the Edmonton Trail Urban Main Street and the Primary Transit Network (MDP, 2020, Maps 1 and 2). This location is consistent with planning around “nodes and corridors” (MDP, 2020, 2.2). <p>Bridgeland-Riverside Area Redevelopment Plan (ARP) (1980):</p> <ul style="list-style-type: none"> The site is located within the ARP’s Non-Family Oriented Development area. A map amendment to the ARP would put this site within the Community Centre area (Attachment 2). <p>This amendment from the Multi-Residential – Contextual Medium Profile (M-C2) District to Mixed Use – General (MU-1f5.0h26) District would increase the maximum Floor Area Ratio from 2.5 to 5.0 and the maximum height from 16m to 26m (about 6 storeys).</p>
<p>Commissioner Damiani</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> The site is adjacent the main street and provides transition from the mid-rise height allowed on the main street to a low-rise form. MU-1 incorporates setbacks to adjacent uses for contextual sensitive development. The proposed land use offers the opportunity for commercial however is flexible and can support a solely residential development. This flexibility is important for the future developer to be able to respond to market demand for both commercial and residential uses on the site.