

# Calgary Planning Commission Member Comments



For CPC2025-0712 / LOC2025-0062  
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 in the Developed Residential – Inner City Area (MDP, 2020, Map 1), and</li> <li>– ~130m from Shapanappi Point LRT Station (Cover Report, page 1).</li> <li>– This location is consistent with planning around “nodes and corridors” (MDP, 2020, 2.2).</li> </ul> <p>This application aligns with the Westbrook Communities Local Area Plan (2023):</p> <ul style="list-style-type: none"> <li>– Maps 3 and 4 envision this site with the Neighbourhood Flex Urban Form Category and Low (up to 6 storeys) Building Scale Modifier.</li> <li>– The proposed Direct Control District (based on the Mixed Use – General (MU-1) District) has a maximum Floor Area Ratio of 3 and a maximum height of 20m (about 6 storeys), is consistent with the Urban Form Category and Building Scale Modifier.</li> <li>– The site is also within the Shaganappi Point LRT Station Core Zone, which should influence the Development Permit as a gateway building “with a high level of design and material quality and include greater sidewalk widths to accommodate pedestrian traffic to the station” and stepping “back at or below the fourth storey” (2.5.2.p and q).</li> </ul> <p>Administration notes, “The parcel includes a portion of 12 Avenue SW (Road Plan 141 0332) and an Enmax right-of-way, rendering approximately 30% of the site unusable. Therefore, the DC District includes specific rules that will enable mixed-use development” (Attachment 1, page 4).</p>
<p><b>Commissioner Damiani</b></p>	<p>Reasons for Approval</p>

	<ul style="list-style-type: none"><li>• The Direct Control District is necessary to provide for the applicant's proposed development due to unusual site constraints. The parcel includes a portion of 12 Avenue SW and an Enmax right-of-way, rendering approximately 30 percent of the site unusable.</li></ul> <p>The proposed base district provides opportunity for commercial, aligning with the Neighbourhood Flex urban form category in the Local Area Plan.</p> <p>As a transit-oriented development within the Core Zone the reduced parking and transportation demand management proposal is appropriate with existing primary transit service within approximately 130m and pedestrian and bicycle infrastructure available.</p> <p>Context sensitive setback rules provide for greater setbacks with adjacent residential parcels.</p>
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