

Calgary Planning Commission Member Comments



For CPC2025-0711 / LOC2024-0293
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 in the Developing Residential – Planned Greenfield with Area Structure Plan (MDP, 2020, Map 1), and – ~100m of future LRT Station (Auburn Bay/Mahogany LRT Station on the Green Line). – This location is consistent with directing “land use change within a framework of nodes and corridors” and linking “land use decisions to transit” (MDP, 2020, 2.2). <p>Mahogany Community Plan (2006):</p> <ul style="list-style-type: none"> – This site is within the Core Commercial Centre of the Mahogany Community Plan, which requires “complementary and compatible institutional, recreational, office and employment-oriented uses, and mixed-use buildings such as retail with dwelling units above” (6.7.2(1)(ii)(A)). – The proposed Mixed Use – General (MU-1f4.0h26) District intends to “accommodate a mix of residential and commercial uses in the same building or in multiple buildings throughout an area” in buildings that are up to 26m tall (about 6 storeys) (LUB, 2007, 1365(1)(b)). – Administration notes that “The Mixed Use – Active Frontage (MU-2) District was also considered; however, the MU-2 District requires commercial uses to be located at grade along the commercial street to promote activity at the street level. The proposed MU-1 District could achieve the same result of an active frontage through the use of Administration’s discretion at the development permit stage” (Attachment 1, page 3). – This approach would be consistent with the Mahogany Community Plan’s vision for the Core Commercial Centre.

Commissioner Damiani	<p>Reasons for Approval</p> <ul style="list-style-type: none">• Proposal to redesignate the site from the C-C2f0.75h18 District to the MU-1f4.0h26 District to enable mixed use development is consistent with the Core Commercial Centre policy direction of the Mahogany Community Plan. <p>The site is within walking distance of a future Green Line LRT station. An increase in residential density on the site with mixed use opportunities in place of large format vehicle-oriented commercial enhances transit-oriented development with potentially greater public transit use.</p> <p>MU-1 allows for commercial uses and ASP policy supports Administration's use of discretion at the development permit stage to promote active frontage.</p>
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