

# Calgary Planning Commission Member Comments



For CPC2025-0733 / LOC2024-0197  
heard at Calgary Planning Commission  
Meeting 2025 August 7



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 in the Greater Downtown Activity Centre, which the Municipal Development Plan considers “Calgary’s principal Activity Centre” (MDP, 2020, Map 1; MDP, 2020, 2.2.3.a), and</li> <li>~500m from the 4 St SW and 6 St SW LRT Stations (on both the Blue and Red Lines) and ~250m from the future 2 St SW LRT Station (on the Green Line).</li> <li>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).</li> </ul> <p>Eau Claire Area Redevelopment Plan (ARP) (1995):</p> <ul style="list-style-type: none"> <li>This site is in the Residential area of the Eau Claire Area Redevelopment Plan.</li> <li>The proposed text and map amendments to the ARP increase the Floor Area Ratios and remove the allowance for additional commercial that was part of an earlier application.</li> </ul> <p>The current Direct Control District is based on the Downtown Business (CM-2) District and uses density bonusing to allow for a maximum of Floor Area Ratio (FAR) of 4 to 6. The proposed Direct Control District is based on Centre City Mixed Use (CC-X) District and uses density bonusing to allow for a maximum FAR of 5.3 to 7 (on the West parcel) and 7.4 to 8.8 (on the East parcel) with a maximum FAR for the whole site of 6 to 8. In addition to density provisions from the Land Use Bylaw, the Direct Control District adds another section for Improvements to the 5 St Easement Area.</p> <p>The Direct Control District regulates the height through Sunlight Protection Areas that govern when shadows cannot</p>

	<p>be cast on specific locations in the area on September 21st (fall equinox), which are derived from the Eau Claire ARP.</p> <p>During Commission's review, some Commissioners noted that the density provisions do not include how to calculate the Incentive Rate. Administration responded that a Development Permit may not be submitted for years, so it may be too early to calculate the Incentive Rate.</p> <p>A more flexible Direct Control District increases the likelihood that this parcel will become something other than two blocks of surface parking.</p>
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