

Calgary Planning Commission Member Comments



For CPC2026-0162 / LOC2025-0217
heard at Calgary Planning Commission
Meeting 2026 February 26



| Member | Reasons for Decision or Comments |
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| <p>Commissioner Hawryluk</p> | <p>Reasons for Approval</p> <ul style="list-style-type: none"> This application would change this site's Direct Control (DC) District based on the C-2(12) General Commercial District from the previous Land Use Bylaw 2P80 to the Mixed Use – Active Frontage (MU-2f4.3h24) District. This would increase the Floor Area Ratio from 2.0 to 4.3 and the maximum height from 12m to 24m. It would also require active commercial uses on the ground floor. <p>This site is on Centre Street and ~300m from 16th Avenue. Both Centre Street and 16th Avenue are Urban Main Streets, have MAX BRT lines, and are part of the Primary Transit Network. This is consistent with Key Direction 3 of the Municipal Development Plan (MDP), “Direct land use change within a framework of nodes and corridors” (MDP, 2020, 2.2).</p> <p>The North Hill Communities Local Area Plan envisions this location with the Neighbourhood Commercial and Active Frontage Urban Form Category and Mid (up to 12 Storeys) Building Scale Modifier. The proposed MU-2f4.3h24 District would require active frontage and allow for a building that is up to 6 storeys tall. The proposed District is consistent with the Local Area Plan's Urban Form Categories and Building Scale Modifiers.</p> <p>During Commission's review, it was noted that the site to the south is for sale. The Applicant reported that the two landowners could not come to terms, which is why the lot to the south is not part of this application.</p> <p>In the past, Administration and Council have been reluctant to upzone to align with Local Area Plans. The strongest argument that I can see to not upzone when approving Local Area Plans is that Administration might select the wrong Floor Area Ratio and land owners might need to make another application to find a suitable Floor Area Ratio. This could be resolved by using other regulations (setbacks, lot coverage, etc.) in our Land Use Bylaw to guide the volume of buildings instead of Floor Area Ratio. Because only one district (MU-2) in the Land Use Bylaw requires “active commercial uses ... at grade” (also</p> |

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| | <p>known as “active frontage”), the areas in Local Area Plans that require active frontage would be the easiest places to upzone to align with Local Area Plans (LUB, 2007, 1375(1)). There should be caution about requiring active frontage commercial when creating Local Area Plans because it can discourage development in ideal locations if the applicant and area are not ready for commercial on the ground floor; however, once the policy requires active frontage commercial, the logical District is MU-2.</p> |
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