

Calgary Planning Commission Member Comments



For CPC2026-0164 / LOC2025-0184
heard at Calgary Planning Commission
Meeting 2026 February 26



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application would change this site’s Residential – Grade-Oriented Infill (R-CG) District to the Mixed Use – Active Frontage (MU-2f6.5h42d708) District. The R-CG District regulates form through setbacks and lot coverage; the proposed MU-2f6.5h42d708 District uses a Floor Area Ratio of 6.5. The maximum height would increase from 11m to 42m (~12 storeys). It would also require active commercial uses on the ground floor. <p>The inclusion of a density modifier is odd. The District already regulates buildings’ volume and height through Floor Area Ratio and maximum building height. In theory, the density modifier of 708 units/hectare might ease local concerns. A large and abstract value like 708 units/hectare seems unlikely to reassure residents. Administration reports this would result in a maximum of 89 units (Attachment 1, page 3).</p> <p>This site is on Centre Street, which is an Urban Main Street, part of the Primary Transit Network, and has the MAX Green BRT line. The future 28 Ave N LRT Station is ~150m away. 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. It is also within the 28 Avenue N Station Area’s Core Zone, which where the most intensity is expected. The proposed MU-2f6.5h42d708 District would require active frontage and allow for a building that is up to 12 storeys tall. The proposed District is consistent with the Local Area Plan’s Urban Form Categories and Building Scale Modifiers.</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</p>

	<p>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 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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