

Calgary Planning Commission Member Comments



For CPC2026-0199 / LOC2025-0210
heard at Calgary Planning Commission
Meeting 2026 March 26



Member	Reasons for Decision or Comments
<p>Commissioner Campbell-Walters</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> I am supportive of this application. The site is strategically located adjacent to the LRT station and near established residential communities, making it well-suited for this level of commercial intensification. <p>The proposed redesignation shifts the site from a single-use, parking-dominated format to a more flexible, comprehensively planned commercial development, enabling better use of the land and a broader range of services for both residents and transit users.</p> <p>Overall, the application aligns with policy direction, supports more efficient use of land and infrastructure, and helps position the site as a more complete and functional commercial node.</p>
<p>Commissioner Montgomery</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application helps to align the original vision of this development with the current bylaw. The application provides flexibility to provide services to residence on a currently underutilized site. I support the recommendation of Administration for approval of this application.
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> In 2024, Council refused a Land Use Amendment at this location from the Commercial – Regional 1f0.2 (C-R1f0.2) District to the Multi-Residential – Medium Profile (M-2) District. In that case, the applicant should have done better engagement but I thought the residential use was warranted. <p>The applicant has returned to change from one commercial district to another. This application from the Commercial – Regional 1 f0.2 (C-R1 f0.2) District to the Commercial – Regional 3 f0.25h18 (C-R3 f0.25h18) District would increase the Floor Area Ratio by 0.05 (from 0.2 to 0.25) and the maximum height by 3m (from 15m to 18m). It would also allow smaller retail and commercial uses.</p> <p>This site is in the Industrial – Employee Intensive part of the Municipal Development Plan’s Map 1: Urban Structure and</p>

	<p>within 600m of the McKnight-Westwinds LRT Station. 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>
--	---