

Calgary Planning Commission Member Comments



For CPC2026-0256 / LOC2025-0195
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"> The site is well located along a Neighbourhood Main Street with strong transit access, and the proposal aligns with both the Municipal Development Plan and the Local Area Plan direction for mixed-use intensification. <p>My focus is less on whether intensification is appropriate which policy clearly supports, and more on how it is being implemented. In particular, I think careful attention will be needed at the development permit stage to ensure a sensitive transition to the residential properties to the west, and that lane-based access functions effectively for both residential and commercial uses.</p>
<p>Commissioner Montgomery</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> 14th Street is a very active and important street leading many to downtown Calgary. This application proposes a land use that will provide a built form and uses that will improve the streetscape and amenity within this corridor. The applicant has done and provided good community outreach summary. 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"> This application would change the site's Land Use from the Commercial – Corridor 2 f2.8h16 (C-COR2 f2.8h16) District and a Direct Control (DC) District that is based on Mixed Use – Active Frontage (M-U2) District with a floor area ratio of 2.8 that can use density bonusing to go up to 5.0 and a maximum height of 26m) to the Mixed Use – Active Frontage (MU-2f4.0h24) District. <p>The Floor Area Ratio would increase by 1.2 (from 2.8 to 4.0). The height would increase by 8m (from 16m to 24m for the C-COR2 portion) and decrease of 2m (from 26m to 24m for the DC portion).</p> <p>This site faces the 14 St NW Neighbourhood Main Street and part of the Primary Transit Network. This is consistent with Key Direction 3 of the Municipal Development Plan (MDP), “Direct</p>

	<p>land use change within a framework of nodes and corridors” (MDP, 2020, 2.2).</p> <p>The Riley Communities Local Area Plan envisions this location with the Neighbourhood Flex Urban Form Category and Mid (up to 12 storeys) Building Scale Modifier. The Neighbourhood Flex Urban Form Category supports residential or commercial uses along the ground floor. The MU-2 District requires active frontage commercial ground floor. The proposed MU-2f.40.h24 District is consistent with the Local Area Plan’s Urban Form Categories and Building Scale Modifiers.</p>
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