

Calgary Planning Commission Member Comments



For CPC2026-0145 / LOC2025-0137
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 I'm supportive of this amendment, as it replaces an outdated DC district with a more modern framework, introduces meaningful built form controls, and enables appropriate intensification on a surface parking lot in a prime downtown location. While the proposed density is higher, it is supported by policy and balanced with design controls and public benefit contributions.
<p>Commissioner Montgomery</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application is supported due to its contextual fit within the area and modernization of the density bonusing.
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application would replace a Direct Control District based on the CM-2 Downtown Business District with a Direct Control District based on the Centre City Mixed Use (CC-X) District. It would remove the requirement for a +15 connection on a commercial building and update density bonusing regulations. The base Floor Area Ratio would remain at 5.0 with the option of using density bonusing to a maximum of 8.0. <p>The requirement for a +15 connection appears to have delayed the redevelopment of this parking lot within the Greater Downtown, which the Municipal Development Plan (MDP) considers "Calgary's principal Activity Centre" (MDP, 2020, 2.2.3.a). One wonders what other lesser-known policies hinder the City from achieving its goals.</p>