

Calgary Planning Commission Member Comments



For CPC2025-0592 / LOC2025-0006
heard at Calgary Planning Commission
Meeting 2025 June 19



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> Parts of the Bridgeland-Riverside Area Redevelopment Plan (ARP) require people to build more parking than the current Land Use Bylaw requires (ARP: 1.25 spaces/unit; Land Use Bylaw: 0.625 spaces/unit). The ARP was created in 1980. The Land Use Bylaw was created in 2007 and the parking requirement was updated in 2022 (LUB, 2007, 558). This application aligns with Council's more recent decision. <p>A development permit has been submitted for a 40-unit building. The Land Use Bylaw requires 19 parking stalls. The ARP requires 50 parking stalls. The Applicant has proposed 27 parking stalls (Attachment 1, page 3).</p> <p>Administration reports that the ARP's higher parking requirements "were intended to help manage parking issues associated with the former Calgary General Hospital" (Attachment 1, page 5). Though there are more direct ways to manage parking, there may have been arguments for this policy during the 18 years in which both the ARP and the General Hospital were in use. However, there are fewer arguments for keeping this policy in the 27 years since the General Hospital was demolished in 1998. This policy should be updated in a more comprehensive manner than lot-by-lot.</p>