

# Calgary Planning Commission Member Comments



For CPC2026-0121 / LOC2025-0150  
heard at Calgary Planning Commission  
Meeting 2026 February 12



Member	Reasons for Decision or Comments
<p><b>Commissioner Hawryluk</b></p>	<p>Reasons for opposition of the Refusal recommendation</p> <ul style="list-style-type: none"> <li>Administration recommended refusing this item, which is a Direct Control District based on the Residential – Grade-Oriented Infill (R-CG) to remove detached and semi-detached houses as uses and require 3 or 4 units on this lot. The application is odd; the refusal is more so.</li> </ul> <p>This site is ~300m from the Banff Trail LRT station; ~700m from the Major Activity Centre that includes Foothills Athletic Park, McMahon Stadium and the University of Calgary campus; and ~800m from the 16 Avenue Urban Main Street. An application at this location would be 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 South Shaganappi Communities Local Area Plan (LAP), which provides a long-term vision for the area, envisions this location with the Neighbourhood Local Urban Form Category and Mid (up to 12 storey) Building Scale Modifier. The LAP explains that this Neighbourhood Local Urban Form Category should “be primarily residential uses; and, support a broad range and mix of housing types, unit structures and forms” (South Shaganappi Communities Local Area Plan, 2024, 2.2.1.4.a). The site is also in the Banff Trail Station Area’s Core Zone, which “is envisioned to accommodate mixed-use developments that support transit infrastructure and promote a walkable, well-connected neighbourhood” (South Shaganappi Communities Local Area Plan, 2024, 2.5.4.1).</p> <p>Administration notes, “Given the existing context of the neighbourhood, and in alignment with the Neighbourhood Local policies, single detached, semi-detached and duplex dwellings may also be an appropriate building form on the site. The existing R-CG District already enables the intended development in alignment with the LAP. Given the LAP supports a wide-range of housing forms and does not prescribe a minimum density for this property, the proposed DC District, to restrict allowable uses and establishes a minimum density, is not in alignment with the LAP. Therefore,</p>

Administration does not support this application and is recommending refusal” (Attachment 1, page 5).

I would understand if Administration recommended refusing this application because they wanted something closer to the LAP’s vision like an apartment on a single lot that is up to 6 storeys tall or to encourage the applicant to consolidate lots and build something closer to 12 storeys. That was not their logic.

The Land Use Bylaw has stock districts that exclude detached or semi-detached homes (or allow them as existing uses), have a minimum density, and support the Local Area Plan’s vision. The Multi-Residential – High Density Low Rise (M-H1), Multi-Residential – High Density Medium Rise (M-H2), and Multi-Residential – High Density High Rise (M-H3) might have been appropriate. The M-H1 and M-H2 Districts require 150 units/hectare, which would require 8 units on this site ( $15\text{m} \times 36\text{m} = 0.054 \text{ hectares} \times 150 \text{ units/hectare} = 8.1 \text{ units} = 8 \text{ units}$ ). Because this is close to the LRT, the amount of parking could be reduced by 25%. The 8 units would need to build 4 parking stalls ( $0.625 \text{ stalls/unit} - 25\% = 0.46875 \text{ stalls/unit} \times 8 \text{ units} = 3.8 \text{ stalls} = 4 \text{ stalls}$ ). The current R-CG District would also require 4 parking stalls. However, the M-H1 and M-H2 Districts require 3m side setbacks, which would leave about 9m (30 feet) for a building. The current R-CG District has 1.2m side setbacks, which match the side setbacks of the previous R-C1 and R-C2 Districts, and allow more space for housing.

It is unclear to me how Administration intends to achieve the vision of the LAP in Maps 3 and 4 (and the MDP’s objectives) while interpreting the LAP’s vision of “a broad range and mix of housing types, unit structures and forms” to mean that detached and semi-detached houses should be permitted or discretionary uses on every lot and maintaining that minimum densities are inappropriate 300m from an LRT station.