

# Calgary Planning Commission Member Comments



For CPC2026-0076 / LOC2025-0183  
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 single 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>According to Administration, this site is ~1km (a 15-minute walk) from Foothills Medical Centre, which is the largest hospital in Alberta and a Major Activity Centre in the Municipal Development Plan (MDP, 2020, Map 1: Urban Structure).</p> <p>The South Shaganappi Communities Local Area Plan (LAP) envisions this location with the Neighbourhood Local Urban Form Category and Limited (up to 3 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).</p> <p>Administration notes, “The proposal removes single detached, semi-detached and duplex dwelling uses, while requiring minimum density that is not in alignment with the policies of the LAP. This area is intended to be inclusive of a broad range of housing types, not exclusive and limiting to only higher density forms. While the policies of the LAP support the desired rowhouse form with secondary suites, they do not align with a land use that provides a minimum density and limits the range of uses available; therefore, Administration does not support this application and recommends refusal” (Attachment 1, page 5).</p> <p>To me, Administration’s recommendation to refuse this application does not support the LAP’s core value of Diversity of Housing: “Provide diverse housing choices in the South Shaganappi Communities to meet the evolving needs of existing and future residents of all income levels, ages, and abilities while supporting major institutions and local employment centres in the Plan Area, achieving a welcoming</p>

	<p>and inclusive community environment” (South Shaganappi Communities Local Area Plan, 2024, 1.2). According to Parkdale’s Community Profile, which is based on the 2021 Federal Census, 76% of dwellings in Parkdale are detached houses (35%), semi-detached houses (19%), and apartments or flats in duplexes (22%) (<a href="https://www.calgary.ca/content/dam/www/programs-services/property-housing-and-neighbourhoods/neighbourhood-and-community-relationships/profiles/parkdale.pdf">https://www.calgary.ca/content/dam/www/programs-services/property-housing-and-neighbourhoods/neighbourhood-and-community-relationships/profiles/parkdale.pdf</a>, page 20). By requiring the construction of low-density building types that are not the current majority of dwellings in the neighbourhood, the proposed Direct Control District would contribute to “a broad range and mix of housing types, unit structures and forms.” New detached houses or new semi-detached houses are more likely to be in a doctor’s price range than a medical resident’s or nurse’s, which could be a consideration in meeting the “needs of existing and future residents of all income levels.” Requiring 3 or 4 units on this location would let more people live within walking distance of Foothills Medical Centre and would support “major institutions and local employment centres in the Plan Area.”</p>
--	---