

Calgary Planning Commission Member Comments



For CPC2026-0105 / LOC2025-0219
heard at Calgary Planning Commission
Meeting 2026 February 26



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application would remove the density modifier while retaining the current Multi-Residential – Contextual Grade-Oriented (M-CG) District. Administration reports that the current M-CGd72 District would allow up to 8 units and 8 suites and the proposed M-CG District would allow up to 12 units and 12 suites (Attachment 1, page 3). Depending on the precise dimensions of the lots, the current District might only allow up to 7 units and 7 suites and the proposed District would allow up to 11 units and 11 suites (0.108 hectares x 72 units/hectares = 7.8 units = 7 units; 0.108 hectares x 111 units/hectares = 11.98 units = 11 units). This is because section 14(2)(a) of the Land Use Bylaw states “where density is calculated in units per hectare, it is always to be rounded down to the next lower whole number.” <p>This site is within the Edmonton Trail NE and 16th Avenue NE Urban Main Streets, which are part of the Primary Transit Network. The MAX Orange BRT line also runs along 16th Avenue. This is 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 North Hill Communities Local Area Plan envisions this location with the Neighbourhood Local Urban Form Category and Low (up to 6 storey) Building Scale Modifier. The proposed M-CG District is consistent with the Local Area Plan’s Urban Form Categories and Building Scale Modifiers.</p> <p>Whether this application is approved or refused, three houses could be replaced with a building or buildings with the same setbacks and maximum height of 12m. The essence of this application is how many homes should be allowed to replace those three houses.</p>