

# Calgary Planning Commission Member Comments



For CPC2026-0143 / LOC2025-0133  
heard at Calgary Planning Commission  
Meeting 2026 March 12



| Member                                      | Reasons for Decision or Comments  |
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| <p><b>Commissioner Campbell-Walters</b></p> | <p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>This site is located within the Developed Inner City area and along a Neighbourhood Connector identified in the Riley Communities Local Area Plan, which supports higher density residential development close to transit and services.</li> </ul> <p>I appreciate that nearby residents have raised concerns regarding height, massing, and the interface with lower-density homes.</p> <p>However, given the site's proximity to the Sunnyside LRT station and the plan's support for building scales up to approximately twelve storeys, this appears to be an appropriate location for additional housing density.</p>   |
| <p><b>Commissioner Boechler</b></p>         | <p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>Land Use is what is on the table here and the land use provides an opportunity for a diversity of unit types, in a high volume, in an ideal location for density. The adjacency of outdoor amenity, the short walk to rapid Transit, post-secondary institution, basic needs shopping, and entertainment amenity warrant this scale of unit supply.</li> </ul> <p>The Land use change is a worthwhile gesture to creating 'enabling actions' towards the Calgary Climate Strategy - Pathways to 2050, including but not limited to 2030 goals such as: "40% of all trips are taken by walking, wheeling or transit; and 45% of people live within 400 metres (m) of the primary transit network." Location and land use are important first steps for giving people choices for sustainable behaviours.</p> <p>Consideration was thought about in relation to the community feedback on park shadowing and how the decision for a stock MH-3 district 'box' was or was not appropriate. In review I found the land use seems appropriate and with criteria guiding the building on setback and shadowing requirements in relation to the park, as well as existing newer and potential redevelopment projects on neighbouring lots, the Development Permit process that will evaluate and can respond in</p> |

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|                                     | <p>conditions if needed under the designated authority at the staff level.</p>   |
| <p><b>Commissioner Hawryluk</b></p> | <p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>• This application would change this site’s Land Use from the Direct Control (DC) District (based on the Multi-Residential – High Density Low Rise (M-H1) District with a maximum Floor Area Ratio of 4.0 and height of 26m) to the Multi-Residential – High Density High Rise (M-H3f6.0h40) District. This would increase the Floor Area Ratio by 2.0 (from 4.0 to 6.0) and the height by 14m (from 26m to 40m).</li> </ul> <p>This site is 400m from the Hillhurst/Sunnyside LRT Station and 200m from 10 St, which is an Urban Main Street. 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 Riley Communities Local Area Plan envisions this location with the Neighbourhood Connector Urban Form Category and Mid (up to 12 storey) Building Scale Modifier. The proposed M-H3f6.0h40 District is consistent with the Local Area Plan’s Urban Form Categories and Building Scale Modifiers.</p> <p>The Local Area Plan gives general guidance about shadows. “Development adjacent to or facing parks and open space, including interfaces separated by a lane or street, should ... minimize shadow impacts” (Riley Communities Local Area Plan, 2025, 2.4.2.1.i.iv). It does not specify if there are specific parts of the park or times of day that should have fewer shadows.</p> <p>Slides 14-16 of Administration’s presentation show the applicant’s intended building massing, streetscape, and shadow studies, which may be useful. In theory, a Direct Control District could have been written to produce the exact massing that they have considered but it would have been fairly complicated.</p> |