

Calgary Planning Commission Member Comments



For CPC2026-0220 / LOC2025-0256
heard at Calgary Planning Commission
Meeting 2026 March 12



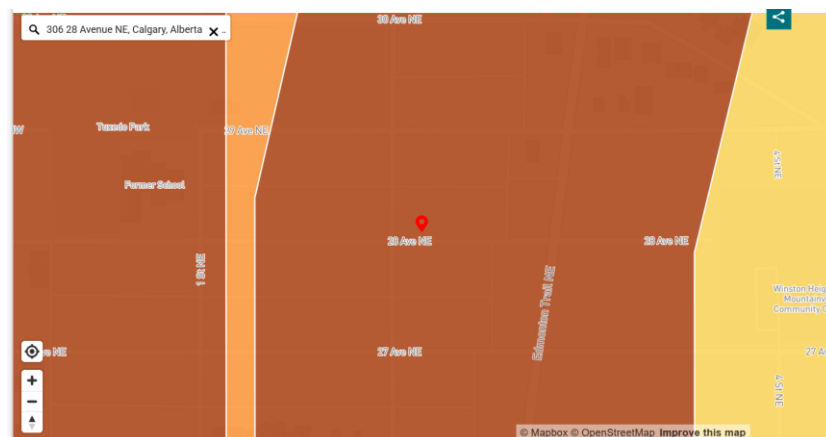
Member	Reasons for Decision or Comments
<p>Commissioner Boechler</p>	<p>Reasons for Opposition</p> <ul style="list-style-type: none"> The existing land use on the site, RC-G, is the appropriate land use for the defined application parameters. I cannot support over-zoning a parcel in this manner where the requirements of the Land Use zoning rules are not able to be achieved beyond the number of units already permitted by the RC-G district. The staff review and presentation suitably identified key City policies, MDP or LAP, that support their recommendation to approve the proposed land use. <p>However, other planning policy, Land Use Zoning or Mainstreets, indicates otherwise; including some inconsistency on mapping that highlights what zones support the added density of the proposed land use. In addition, a lack of technical support is provided to dismiss the zoning requirements or give assurance the properties in the application can alone or together achieve the higher density opportunities of the proposed land use without requiring considerable variances. Furthermore, entitling these lands to promise density here may limit the redevelopment opportunity of other properties nearby. This reality combined with unknown infrastructure or service limitation that may or may not exist left me unable to support the recommendation.</p> <p>From a property rights perspective it does seem to be a risk to the City and Council to assign development entitlements that lack the evidence the full entitlement can be achieved without considerable compromise to the regulations of the Land Use zoning applied for. As well, to over-zone these properties in a way that detracts from the nearby corridors where the LAP work has indicated the density belongs, and where this type of redevelopment has been enabled through policy and service investment.</p>
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application would change this site's Land Use from the Residential – Grade-Oriented Infill (R-CG) District to the Multi-Residential – Contextual Grade-Oriented (M-CG) District. This would increase the height by 1m (from 11m to 12m) and maximum density from 75 units/hectare to 111 units/hectare.

This site is 100m west of Edmonton Trail NE and 350m east of Centre Street N, both of which are Urban Main Streets. It is 400m from the future 28 Avenue Green Line LRT Station. 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).

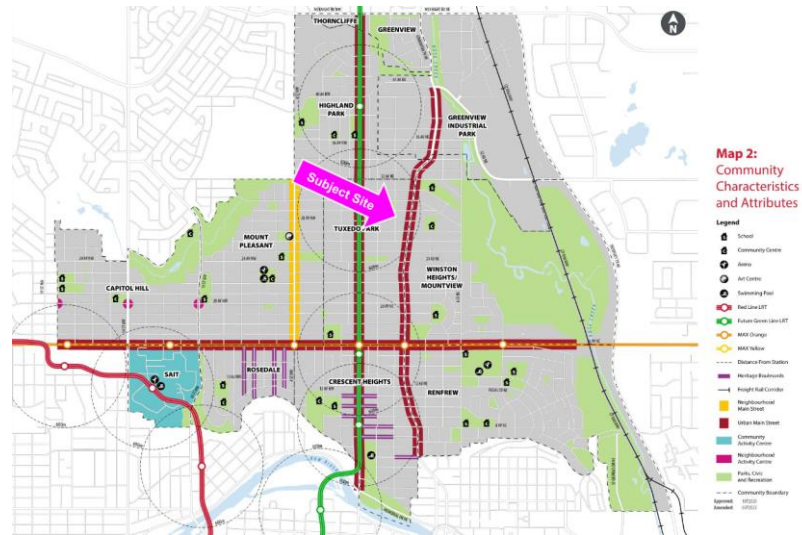
The North Hill Communities Local Area Plan envisions this location with the Neighbourhood Local Urban Form Category and Low - Modified (up to 4 storeys) Building Scale Modifier. The proposed M-CG District is consistent with the Local Area Plan’s Urban Form Categories and Building Scale Modifiers.

One aspect of this application struck me as odd: parking. The R-CG District would allow up to 8 units and 8 suites with 8 parking stalls (0.5 stalls per unit and suite). The M-CG District would allow up to 12 unit and 12 suites with 12 parking stalls (0.625 stalls per unit and suite, reduced by 25% because this site is within 200m of the Primary Transit Network = 0.46875 stalls per unit and suite). Apparently, the applicant would tolerate building more parking one block from an Urban Main Street and two blocks from another Main Street so they can build a few more homes.

This application offers some lesson about the limits of relying exclusively on nodes and corridors to achieve our MDP objectives. Administration notes, “The site is located within an Urban Main Street area, as indicated on Map 1: Urban Structure of the Municipal Development Plan (MDP)” (Attachment 1, page 4) The following map confirms that statement and suggests that Tuxedo Park could be a very different place if all of our redevelopment was exclusively in nodes and corridors.



However, the Local Area Plan labels the Main Streets as being much narrower than the MDP.



Consequently, Administration notes, “The subject site is not located within an identified Urban Main Street, as shown in Map 2: Community Characteristics and Attributes. This is because the LAP provides a more precise level of land use policy compared to the MDP” (Attachment 1, page 4-5).

In Calgary, “nodes and corridors” is typically used to mean Activity Centres and Main Streets. LRT stations might also be seen as nodes but are not included in the following math: Activity Centres (Major Activity Centres and Community Activity Centres, but excluding the Greater Downtown) are 7% and Main Streets are 6% of the area within the Balanced Growth Boundary (if one excludes areas that shouldn’t be used for residential uses like industrial areas, open space, and utilities). One would expect that putting 50% of our growth in 13% of our land would push up land values. If Local Area Plans further narrow Main Streets, say from 6% to 3% of the area within the Balanced Growth Boundary, then this would push more growth into those limited areas (50% of growth in 10% of the land area). I have seen no indication that Local Area Plans have increased the heights along Main Streets to compensate for narrowing Main Streets in order to retaining the same floor area. If they had, neighbours near Main Streets might object to the heights and shadows caused by those taller buildings. Even if Local Area Plans were designed to compensate for narrowing Main Streets, there is probably a finite demand for high-density residential in nodes and corridors. We will probably need to allow growth beyond nodes and corridors. Stark transitions along nodes and corridors would also limit who could build those homes as they would require commercial builders who are busy commercial and public buildings including schools and

	<p>hospitals. Council might want to consider those trade offs when working on the Calgary Plan and reviewing Local Area Plans.</p>
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