

# Calgary Planning Commission Member Comments



For CPC2026-0221 / LOC2025-0070  
heard at Calgary Planning Commission  
Meeting 2026 March 26



Member	Reasons for Decision or Comments
<p><b>Commissioner Campbell-Walters</b></p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>The ASP supports higher-density housing in the NAC and identifies this area for an emergency response station, and the remaining commercial parcel appears to retain enough land to satisfy the ASP’s retail expectations.</li> </ul> <p>My concern is not with adding housing or a fire hall in principle. It is whether the recalibration of this centre still leaves enough commercial critical mass to deliver the amenities residents were expecting and the ASP intended.</p>
<p><b>Commissioner Montgomery</b></p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>The application provides for a better mix of uses within the community. The original size of the commercial site was too large for the catchment area of the community and surrounding lands. The applicant did a good job consulting the public on this application and would encourage that engagement throughout development permit process. the proposed scale of the new land uses is contextually sensitive providing additional housing and commercial uses, as well as, a site for the future emergency response station. I am in support of the recommendation of Administration for approval of this application.</li> </ul>
<p><b>Commissioner Hawryluk</b></p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>This application would change the site’s Land Use from Commercial – Community 1 (C-C1) District to the Multi-Residential – Low Profile (M-1) District and Special Purpose – Community Service (S-CS) District. The S-CS District would allow for a fire station (likely a two-bay station).</li> </ul> <p>According to Administration, residents are concerned that losing commercial land would mean that a grocery store would not be built. During Commission’s review, Administration and the applicant assured that the remaining C-C1 land is big enough for a grocery store. Based on the local catchment, there are concepts for a store in the range of 20,000 square feet. Early marketing suggested large-format retail, which may have contributed to some of these local concerns. Adding multi-residential may also help a future grocery store remain viable in the long-run.</p>