

Calgary Planning Commission Member Comments



For CPC2022-1309 / LOC2022-0173 heard at
Calgary Planning Commission
Meeting 2022 December 15



Member	Reasons for Decision or Comments
<p>Commissioner Tiedemann</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application is to redesignate 2 parcels from R-C2 to H-GO. Because 33rd Ave SW has been designated as a main street, I believe a medium density application such as this is very appropriate at this location. Higher density residential buildings have been developed across and down the street from this location. There are also numerous parcels zoned M-U1, M-CG, M-C2 and M-C1 in direct proximity to this site. I believe that the style of development allowed by this land use change will fit in harmoniously with the redevelopment along this key corridor. On another note, I am glad that the H-GO district is actively being used by applicants and is effectively reducing the number of DC districts being created.
<p>Commissioner Weber</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> The subject land use application seeks to redesignate a parcel in the neighbourhood of South Calgary from Residential – Contextual One / Two Dwelling (R-C2) to Housing – Grade Oriented (H-GO). This application also requires an amendment to the South Calgary/Altadore Area Redevelopment Plan. <p>I support the proposed redesignation and ARP amendment. This location is well suited for the new H-GO district along the East end of 33 Avenue SW. This is an excellent example of incremental urbanism as densities decrease from the six storey maximum in the core of Marda Loop east to less intensive uses near 14 Street. The H-GO district adds modest density while being sensitive to the adjacent R-C2 land uses.</p> <p>I encourage Council to approve this application. In doing so I also suggest Council examine replacing the existing South Calgary/Altadore Area Redevelopment Plan as the existing plan was approved in 1986. This area of the City has seen extensive redevelopment and a comprehensive plan should be considered to support continued growth. By approving this redesignation to H-GO, Council will already be casting a mould for the rest of the 33 Avenue Corridor from Crowchild in the West to 14 Street at the East. Selecting this level of intensity ultimately sets a precedent of modest density changes along</p>

	<p>this main street. Accordingly, I recommend Council restrict development along this corridor to a maximum of six storeys to fit with the context and character of the area, gradually decreasing in height as the corridor moves east thus being respectful of the gentle density reduction created by the approval of this H-GO use.</p>
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none">• During our meeting, Planning Commissioners had several questions and comments about the Area Redevelopment Plan, especially its age. <p>For me, this application is summarized on page 4 of Attachment 1, “The subject site is located on 33 Avenue SW which is recognized as a Neighbourhood Main Street in the MDP and meets the criteria to be considered for the H-GO District.” Calgarians, Administration, and Council spent weeks and months of creating the H-GO Land Use District with locational criteria so residents could expect where applications like this would be appropriate. This application meets those criteria.</p>