

Calgary Planning Commission Member Comments



For CPC2022-1243 / LOC2022-0099 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 would move the parcel from a DC (based on C-N2) to a stock C-N2 district which would allow for additional commercial uses (and 3 meters of additional height). I felt comfortable supporting this application at this stage as it basically just allows for what is already there, but I hope that the Riley LAP work currently being worked on identifies this site for higher intensity development in the future.
<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 Houndsfield Heights/Briar Hill from Direct Control Land Use (267D2018) to Commercial – Neighbourhood 2 District (C-N2). This application also requires an amendment to the Houndsfield Heights/Briar Hill Area Redevelopment Plan. <p>I support the proposed redesignation and ARP amendment, though I do consider this a missed opportunity by the land owner. The subject property is located in close proximity to North Hill Mall and the Lions Park LRT stop. A grade oriented retail strip is certainly an underutilized land use in this location.</p> <p>However, the proposed redesignation is in support of expanded retail uses to enable the land owner to keep their commercial centre leased. Accordingly in support of local business I recommend Council approve the amendment and redesignation.</p>
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> The Land Use Amendment from a Direct Control (DC) District based on a Land Use District to that very Land Use District (in this case from a DC based on C-N2 to C-N2) is incredibly small. It is likely the smallest increment of change possible under our Land Use Bylaw. <p>I agree with Administration that this location is a transition from a Main Street and LRT station node toward a residential neighbourhood. This tiny change is completely appropriate for</p>

	<p>this location while the Local Area Plan process determines what level of larger changes might be appropriate in the future.</p> <p>I doubt there will be any large changes to this 34 year-old building for some time. Under the proposed Land Use District, a new building would be the same height (10m) as the residential buildings that are allowed under the R-C1 Land Use District to the west. Administration would still be able to refuse an application for questionable uses, like a carwash 200m away from an LRT station. Council members who value the limited time of Administration and Council might wonder why incremental changes like this aren't allow by-right, especially because the DC for this lot was only revised four years ago (November 2018).</p>
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