

Calgary Planning Commission Member Comments



For CPC2023-0044/LOC2022-0112
heard at Calgary Planning Commission
Meeting 2023 January 26



Member	Reasons for Decision or Comments
Commissioner Tiedemann	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application highlights the benefits of adding the H-GO district to our land use bylaw. This is a prime example of where the district should be used, along a collector road, with transit service and directly across the street from a park. Minor density increases in smart locations such as this will be a major tool in helping the city attain the 50/50 growth goal outlined in the MDP.
Commissioner Weber	<p>Reasons for Approval</p> <ul style="list-style-type: none"> The subject land use application seeks to redesignate two contiguous parcels in the neighbourhood of Highland Park from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District. <p>I support Administration’s recommendation for approval of this application. This location is well suited for the H-GO land use and meets all the location criteria. If redeveloped, this will add some missing middle housing and create diversity of housing in the Highland Park neighbourhood.</p>
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none"> Administration is correct that “The site meets the location criteria of the H-GO District by being identified as part of the Neighbourhood Connector land use category of the North Hill Communities Local Area Plan” (Cover report, page 1). <p>The North Hill Local Area Plan (4.2) notes that “boundaries or locations of any symbols or areas shown on a map are approximate only, not absolute and will be interpreted as such.” As such, it is reasonable and well within Administration’s authority to support an H-GO Land Use Amendment on the first two lots from 4th St. H-GO’s flexibility can deliver some of “a broad range of housing types along higher activity, predominantly residential streets” that one would expect from the Neighbourhood Connector Urban Form Category (2.2.1.5).</p>