

Calgary Planning Commission Member Comments



For CPC2023-0055/LOC2022-0113
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 to redesignate from R-C2 to H-GO is in a prime location for the new district. This parcel is on a corner lot, along a collector road with transit access and is in close proximity to nearby parks. I am happy to support applications like this one that bring very mild density increases to our established areas in thoughtful locations.
Commissioner Weber	<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 Mount Pleasant from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District. <p>There was discussion at Commission that this redesignation combined with the various existing R-CG land uses would create future challenges in achieving the ultimate goal of the North Hill LAP being greater density along 4 Street in Mount Pleasant. I believe that this particular location is not well suited for substantial height and density given the existing lot pattern and size of parcels. The section of 4 street between 17 Avenue and 22 Avenue does not need to be a section of commercial street nor have six storeys or greater density in the near term. This can be achieved further north where there is an outstanding opportunity to enhance and improve upon the existing small local neighbourhood retail. I encourage the concept of creating a node in that location that has it's own character and higher intensity of use. This H-GO proposal is appropriate in the location and does not preclude development further north.</p> <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 Mount Pleasant neighbourhood.</p>
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none"> Administration is correct that "This site is appropriate for the proposed H-GO District. In areas that have an approved Local

	<p>Area Plan, the H-GO District is intended to be designated on parcels identified as Neighbourhood Connector or Neighbourhood Flex land use categories. This site is identified as part of the Neighbourhood Connector area within the North Hill Communities LAP” (Attachment 1, Page 6).</p> <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>
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