

Calgary Planning Commission Member Comments



For CPC2023-0041/LOC2022-0194
heard at Calgary Planning Commission
Meeting 2023 January 26



Member	Reasons for Decision or Comments
<p>Commissioner Tiedemann</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application seeks to redesignate two adjacent parcels on the corner of a block from R-C2 to H-GO. The parcel is in close proximity to parks and bus routes but too far from the closest LRT stop for that criteria to count. This is yet another great example of H-GO being applied in an appropriate location which will help move us towards our MDP identified 50/50 growth target.
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This is Council’s first application for H-GO based on proximity to a Main Street. <p>This application is appropriate in this location because it meets the location criteria that Council approved in Section 1386(d) of the H-GO District. It is in the “Inner City areas identified on the Urban Structure Map of the Calgary Municipal Development Plan and also within ... 200 metres of a Main Street or Activity Centre identified on the Urban Structure Map of the Calgary Municipal Development Plan.”</p> <p>This site is 150m south of the edge of the 17th Avenue Main Street area (Attachment 1, page 1). There were some questions about this at CPC about how to measure the distance from a Main Street or Activity Centre. Administration suggests the distance should be measured from the edge of the Main Street polygon based on the Urban Structure Map. I am comfortable with that approach.</p> <p>Constraining H-GO by measuring the 200m distance from the centre line of the Main Street or another point between the centre line and the edge of the polygon would make it a less effective tool in achieving the goals of our Municipal Development Plan. H-GO is probably not ideal directly on a Main Street, especially Urban Main Streets like 16th Ave N or MacLeod Trail S, except when lots cannot be consolidated so it is reasonable to expect that it should be permitted a set distance from Main Streets.</p>

	<p>Also, if Administration measures from the centre line of the Main Street, would they measure from the centre point of Activity Centres? Some Activity Centres in Calgary are so large that 200m from the centre point would still be within the Activity Centre. Such a measuring approach would prevent H-GO from being a transition towards Activity Centres and push Calgary farther away from its Municipal Development Plan's goals.</p> <p>Administration demonstrated that its internal policy about how to measure such applications is being applied consistently, which helps treat all Calgarians with respect.</p> <p>The local context also supports this application. This is across the street from apartment buildings in the M-C2 and M-CGd111 Land Use Districts, some of which have been there for 45 years.</p>
--	--