

Calgary Planning Commission Member Comments



For CPC2023-0547 / LOC2023-0055
heard at Calgary Planning Commission
Meeting 2023 May 18



Member	Reasons for Decision or Comments
<p>Commissioner Tiedemann</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> Application to redesignate a corner lot from R-C2 to H-GO. The lot is within 2 blocks of multiple parks (one directly across the street) and is in close proximity to the 1 Ave NE main street. As the site also meets all of the H-GO location requirements, this application was easy to support.
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> Administration is correct that this application is consistent with the H-GO Land Use District’s location criteria. “Urban and Neighbourhood Main Streets are polygons, not lines, on the MDP Urban Structure Map. For an Urban Main Street, the polygon stretches 200m on either side of the centre line of the street and for a Neighbourhood Main Street it is 150m. This site is located within 200 metres of the 1 Street NE Main Street identified on the Urban Structure Map of the Calgary MDP” (Attachment 1, page 4). Administration has consistently used this polygon-based measuring approach since Council approved the creation of the H-GO Land Use District. <p>The applicant intends to build three rowhouses, one of which will have a basement suite, and a backyard suite. Until the creation of the H-GO district, Calgary’s Land Use Bylaw would not allow a property owner to build a basement suite and a backyard suite. This is one example of how our planning system limits the lives of individuals and families. Fortunately, H-GO allows that flexibility and is appropriate in this location.</p> <p>In total, 38% of the applications at this public hearing are low density (20.6%) and H-GO (17.6%), the latter of which have clear Council-approved locational criteria.</p>