

Calgary Planning Commission Member Comments



For CPC2023-0785 / LOC2023-0050
heard at Calgary Planning Commission
Meeting 2023 August 03



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 from a DC based on R-2 to H-GO. The parcel is a corner lot directly on 4th street NW which houses a BRT route and the site is in close proximity to 3 parks and 3 schools. In our session, the file manager specifically confirmed that this application is fully in alignment with the NHLAP and meets the locational criteria of the H-GO district. As with a handful of past applications, there seems to be some misunderstanding by the CA/general public about what outcomes can be achieved when using the H-GO district. There may be an opportunity for administration to consider additional outreach/education around this new district as it is well crafted and can result in great built outcomes but there appears to be some confusion around how it is used and what the actual outcomes are. If we have a great land use district that is not fully understood by stakeholders with a vested interest in applications (Community Associations), it may be worth considering additional socialization of the district.
<p>Commissioner Hawryluk Commissioner Pollen</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application aligns with the North Hill Communities Local Area Plan. There have been some questions about whether the North Hill Plan's vision of "support[ing] a higher frequency of units and entrances facing the street" is possible in this location (2.2.1.5.a.i). While that policy does not explicitly require that doors face 4th St NW, Administration and the applicant both agree that nothing would prevent the houses closest to 4th St NW from facing 4th Street NW. <p>Administration is correct that this application is consistent with the H-GO Land Use District's location criteria. "In areas that have an approved Local Area Plan, the H-GO District is intended to be designated on parcels identified within the Neighbourhood Connector or Neighbourhood Flex Urban Form Categories. The subject parcel falls within the Neighbourhood Connector area in the North Hill Communities Local Area Plan, which meets the site selection criteria" (Attachment 1, page 4).</p>