

# Calgary Planning Commission Member Comments



For CPC2023-0694 / LOC2023-0119  
heard at Calgary Planning Commission  
Meeting 2023 August 17



| Member                              | Reasons for Decision or Comments   |
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| <p><b>Commissioner Hawryluk</b></p> | <p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>This application aligns with the North Hill Communities Local Area Plan and is within one of the North Hill Communities' Heritage Guideline Areas (specifically, Mount View). In response to concerns about Development Permit-level questions in the Heritage Guideline Areas, the North Hill Communities Heritage Guideline Implementation Guide gives clear direction about the site and landscape design; roofs and massing; front facades; windows, materials and details. The Implementation Guide has enough teeth to Development Permit-level questions.</li> </ul> <p>The North Hill Communities Plan (4.2.g) notes that "The word 'should' is explicitly used to further clarify the directional nature of the statement. Policies that use active tense or 'should' are to be applied in all situations, unless it can be clearly demonstrated to the satisfaction of The City that the policy is not reasonable, practical or feasible in a given situation." From what I can see, all of the 'should' statements in the Heritage Guideline Implementation Guide are reasonable, practical, and feasible in this location, so the Implementation Guide ought to be followed completely. This makes me comfortable that if an applicant were to propose a Development Permit application that flies in the face of the Guide, Administration would refuse the Development Permit application.</p> <p>This is an application for a fourplex. If this application was for the R-CG Land Use District, only a triplex would be possible. Because of Land Use Bylaw section 14(2)(a), "where density is calculated in units per hectare, it is always to be rounded down to the next lower whole number," R-CG's maximum density of 75 units/hectare would round down to 3 (0.0488 ha x 75 units/ha = 3.66 units). Consequently, the proposed Land Use Amendment is for the M-CG District with a density modifier of 85 units/hectare.</p> |