

Calgary Planning Commission Member Comments



For CPC2024-0085 / LOC2023-0268
heard at Calgary Planning Commission
Meeting 2024 January 25



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This Direct Control District, based on the existing Multi-Residential – Contextual Low-Profile (M-C1) district, adds two discretionary uses: Office, and Retail and Consumer Service. This would allow the adaptive reuse of an existing house from 1915 and is consistent with the Municipal Development Plan’s second Key Direction to “Provide more choice within complete communities,” the Municipal Development Plan’s third Key Direction to “Direct land use change within a framework of Activity Centres and Main Streets,” and the North Hill Communities Local Area Plan’s heritage policy “to retain and conserve heritage resources through adaptive reuse” (2.6.1). <p>Some Commissioners wondered if this application was consistent with the North Hill Communities Local Area Plan’s Neighbourhood Local policies. When introducing the Neighbourhood Local policies, the Local Area Plan notes that “while some commercial and work from home opportunities exist in these areas, the public realm is designed to support low to moderate volumes of pedestrian movement along the street and the built form typically supports privacy and separation for residential uses” (2.2.1.4). If this application was not consistent with the Local Area Plan, then Administration would have recommended amending the Local Area Plan or refusing the application. Given that neither of those responses are proposed, one can conclude that this application aligns with the Local Area Plan.</p>