

Calgary Planning Commission Member Comments



For CPC2024-0121 / LOC2023-0356
heard at Calgary Planning Commission
Meeting 2024 February 8



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application aligns with the North Hill Communities Local Area Plan. <p>Administration is correct that, “This site is appropriate for the proposed H-GO District as it meets the location criteria established in the Land Use Bylaw 1P2007 (LUB). The LUB states that H-GO should only be designated on parcels located within (i) an area that supports the development form in an approved Local Area Plan as part of the Neighbourhood Connector or Neighbourhood Flex Urban Form Categories. The subject site is located on 4 Street NW, which is designated as the Neighbourhood Connector Urban Form Category in the North Hill Communities Local Area Plan (LAP), and is therefore appropriate for redesignation to H-GO District” (Attachment 1, page 4).</p> <p>The Planning Commission reviewed this application on February 8th. Normally this would go to Council on April 9th. Fast-tracking this application to the Public Hearing Meeting of Council on March 5th avoids any confusion with the notification of landowners about the Rezoning for Housing application in March and would allow the immediate approval of this Land Use Amendment (rather than in August after 90 days as is proposed under the Rezoning for Housing application).</p>