

Calgary Planning Commission Member Comments



For CPC2024-0075 / LOC2023-0073
heard at Calgary Planning Commission
Meeting 2024 January 25



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none">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 under Section 1386 (d). It is located approximately 195 metres from the Urban Main Street area of 17 Avenue SE, and is located on 36 Street SE, which is a designated part of the Primary Transit Network as identified in the Municipal Development Plan. The subject site is therefore appropriate for redesignation to the H-GO District” (Attachment 1, page 4). <p>In other words, Main Streets are marked as polygons—not lines—on the Municipal Development Plan’s Urban Structure Map. Administration measures the 200m distance outlined in LUB section 1386(d)(ii)(a) from the edge of the polygons on the MDP’s Urban Structure Plan. Administration has consistently used this polygon-based measuring approach since Council approved the creation of the H-GO Land Use District.</p> <p>A house stood on this lot for about 40 years (from 1948 to the late 1980s). Since then, this lot has been vacant with underused utilities and infrastructure adjacent to it. This application would add homes without displacing people and let this lot contribute more to the neighbourhood and city.</p>