Calgary Planning Commission Member Comments

For CPC2024-0050 / LOC2023-0289
heard at Calgary Planning Commission
Meeting 2024 February 08

Member	Reasons for Decision or Comments
Commissioner Hawryluk	Reasons for Approval • The current M-CGd72 Land Use District would allow these three homes to become up to 9 units. The proposed M-C1 Land Use District would allow up to 19 units. The maximum height would increase from 12m to 14m (3-4 storeys). This application aligns with the vision for this site in the North Hill Communities Local Area Plan. The Plan supports up to six storeys and the Neighbourhood Local urban form category. This is within one of the North Hill Communities' Heritage Guideline Areas (specifically, Mount Pleasant, a historic subdivision name for this area). 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. Attachment 1, page 5 gives an excellent summary of the North Hill Communities' Heritage Guidelines. 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 was to propose a Development Permit application that flies in the face of the Guide, Administration would refuse the Development Permit application.