

# Calgary Planning Commission Member Comments



For CPC2024-0609 / LOC2024-0065  
heard at Calgary Planning Commission  
Meeting 2024 May 23



Member	Reasons for Decision or Comments
<p><b>Commissioner Hawryluk</b></p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>Administration is correct that, “Administration considers this proposal to be appropriate as the site meets the location criteria established in the Land Use Bylaw 1P2007 under Section 1386(d). The parcel is located within the approved North Hill Communities Local Area Plan area as part of the Neighbourhood Connector Urban Form Category. ... [The] Neighbourhood Connector area is characterized by a broad range and mix of housing types, unit structures and building forms along higher activity, predominantly residential streets. The LAP speaks to maintain the residential uses in this area and supports intensification and redevelopment along higher vehicle and pedestrian volumes street (14 Street NW). The site meets the H-GO District location criteria, and the proposed land use amendment is in alignment with the applicable policies of the LAP” (Attachment 1, page 4 and 5).</li> </ul> <p>Before Commission reviewed this item in May 2024, Council voted to redesignate multiple parcels to the Housing – Grade Oriented (H-GO) District based on where Council-approved Local Area Plans support the H-GO District, including this site. The Applicant decided to proceed with this application for a decision at the Public Hearing on July 16<sup>th</sup> instead of waiting until Council’s decision from May takes effect on August 6<sup>th</sup>.</p>