

Calgary Planning Commission Member Comments



For CPC2024-1177 / LOC2024-0216
heard at Calgary Planning Commission
Meeting 2024 October 31



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 (LAP). <p>Though a house has been on this lot since 1953, this site has been designated as Special Purpose – Community Service (S-CS) District like James Fowler High School to the North and West. I suspect that there was a mapping error, but thought it was not worth Commission’s time to investigate the cause of the current Land Use District.</p> <p>Amending the Land Use from S-CS to R-CG would allow the Applicant to make additions or alterations to the current home or build a new building that is consistent with the R-CG Land Use District.</p> <p>Council’s support for the R-CG district with the Upzoning for Housing decision suggests that a variety of low-density housing forms are appropriate in low-density areas. This application aligns with that thinking.</p> <p>My only possible criticism is that application does not include the adjacent lot to the east, which is also designated S-CS (see the Community Association’s Response in Attachment 4). Presumably, that landowner is content with the current S-CS District. At some point in the future, Council will likely see a Land Use Amendment for that lot.</p>